

769

HALF BUILDING AVAILABLE
DIVISIBLE TO 16,568 SF



769 CTC Boulevard

PREMIER LOCATION IN THE COLORADO TECHNOLOGY CENTER

BUILDING SIZE: 94,748 SF

AVAILABILITY: 47,374 SF



PROPERTY SPECIFICATIONS

Building Size 94,748 SF (Divisible to 16,568 SF)

Building Dimensions 479' x 200'

Column Spacing 52' x 46'8" (Typical); 60' Speed Bay

Clear Height 28'-0"

Parking Stalls 188 existing stalls (1.88 / 1000 SF);
additional striping available

Dock doors 18 (9'x10')

Grade doors 4 (14' x 16')

Sprinklers ESFR

Electrical Power 4,000 AMP 480-V 3-PH Building total
2,200 AMP 480-V 3-PH dedicated to the Availability

Zoning Industrial (City of Louisville)

- Spec Improvements:
- 2,650 SF spec office in building's Southeast corner
 - Four 40,000 LB mechanical levelers
 - High bay warehouse LED lighting
 - Electrical distributional panels across warehouse



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