









CTC FLEX / INDUSTRIAL SPACE FOR LEASE

280 S Taylor Ave, Louisville, CO 80027

Located in the heart of the Colorado Tech Center in Louisville, 280 S Taylor Ave offers 16,800 SF of versatile flex/industrial space with strong functionality and an unbeatable location. The building is divisible into two suites of 7,360 SF and 9,440 SF, making it ideal for a range of users. Suite 100 consists of second generation lab space with a small warehouse component and office space. Suite 200 features mostly warehousing with access to a small office in the front of the Premises.

FEATURE HIGHLIGHTS

-  3 Drive-In Doors
-  Electrical/3-Phase
-  Ample Onsite Parking
-  High Ceilings
-  Floor Drain
-  Heavy Power

PROPERTY OVERVIEW

AVAILABLE SF	7,360 - 16,800 RSF
SUITE 100	7,360 RSF
SUITE 200	9,440 RSF
LEASE RATE	\$15.50/RSF NNN
EXPENSES (EST)	\$7.39/RSF
AVAILABLE	6/1/26
POWER	3 phase, 120 - 208 V, 400 - 800 Amps
CLEAR HEIGHT	17'
LOADING	3 grade level doors
PARKING	2:1,000
ZONING	Industrial

FOR MORE INFORMATION:



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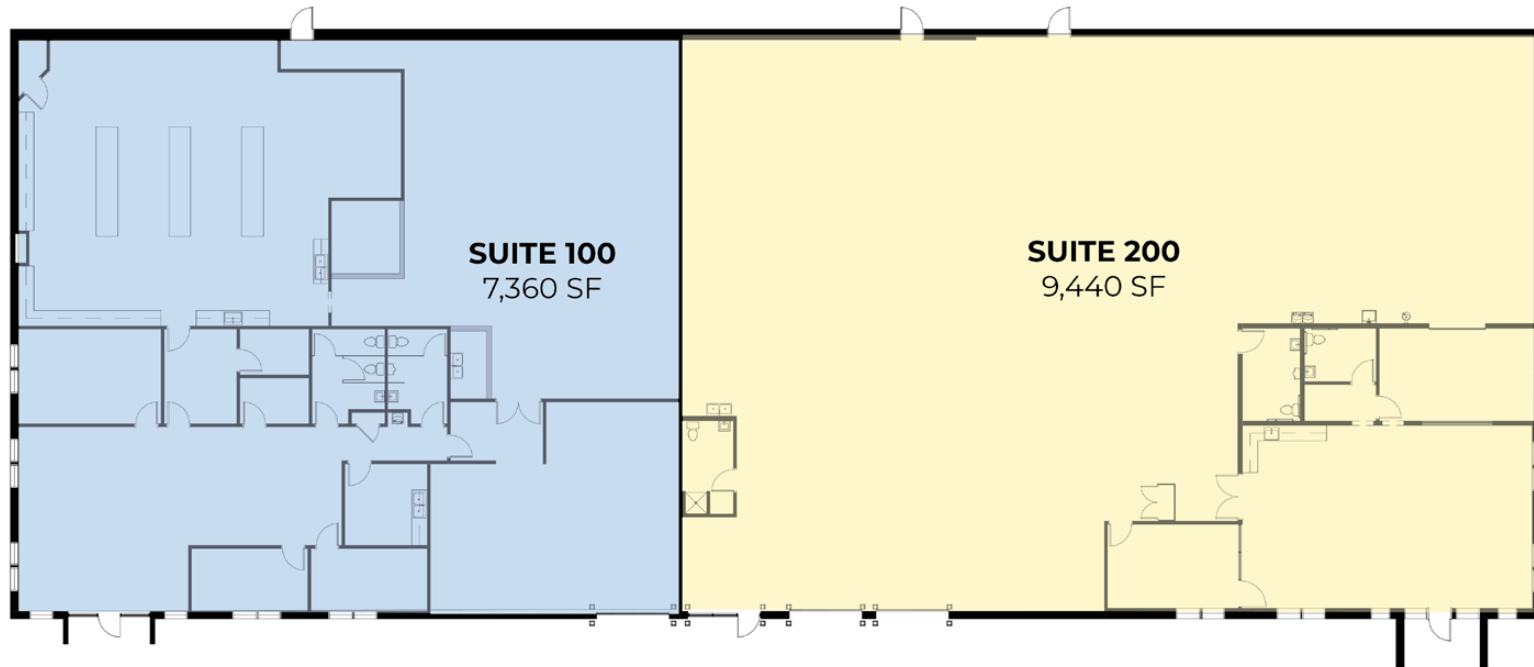


Features include updated HVAC, three grade-level doors, floor drains, showers, and ample on-site parking, supporting both office and light industrial needs. With excellent access to major transportation corridors and nearby amenities, this well-positioned property combines flexibility, efficiency, and convenience in one of Boulder County's most desirable business hubs.

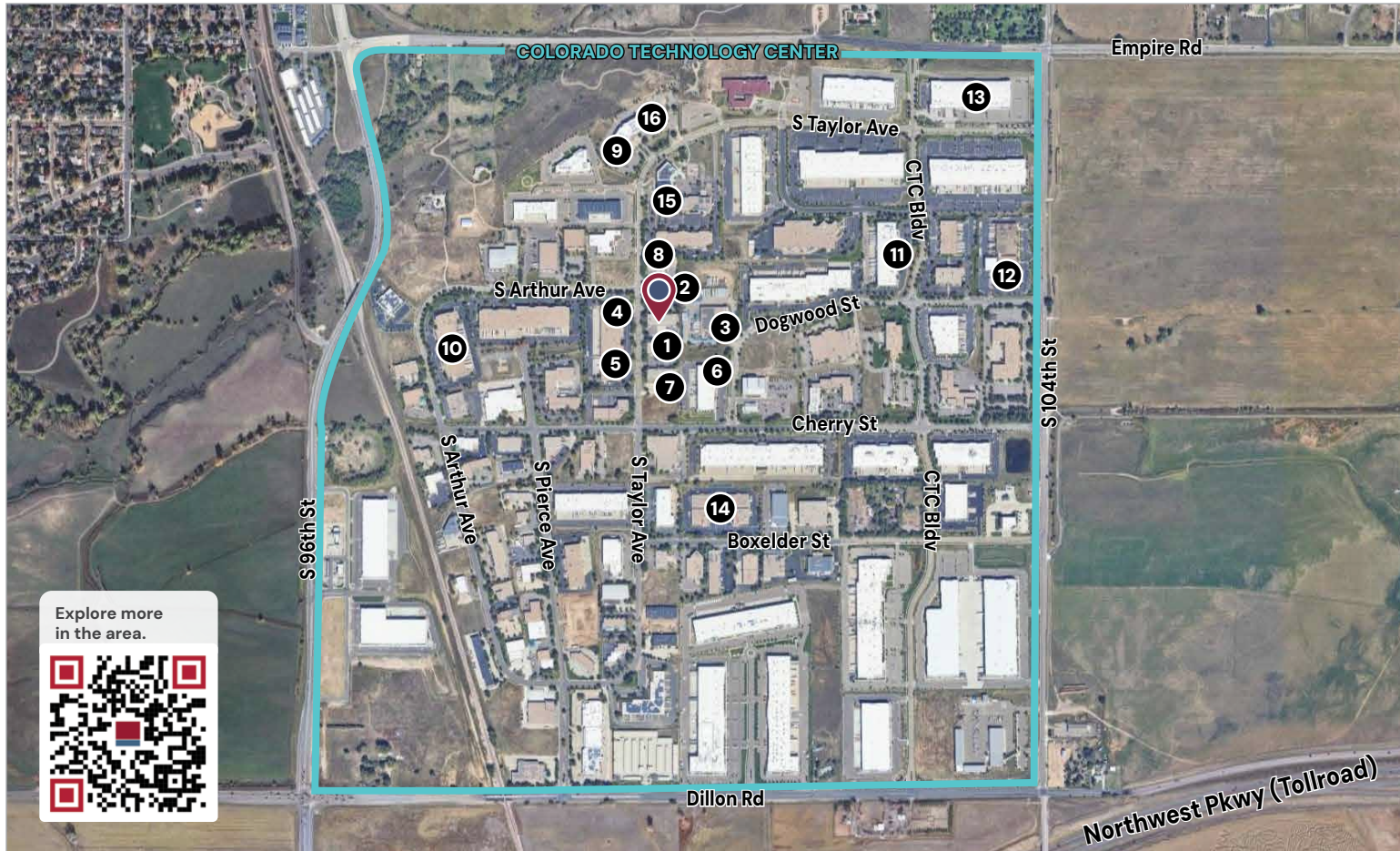




PROPERTY
FLOOR PLAN



PROPERTY LOCATION



- 1 McGuckin Distribution Center
- 2 Westerra
- 3 Eldorado Natural Spring Water
- 4 BD/Medivance/ Bard Medical
- 5 Sanmina-Sci Corporation
- 6 Head Rush Technologies
- 7 Doctor D's Sparking Probiotic Drinks
- 8 The Printing Point
- 9 Coherent Technologies
- 10 Kiosk Information Systems
- 11 Fresca Foods
- 12 Izzio Artisan Bakery
- 13 Fedex
- 14 Sierra Space
- 15 Vaisala
- 16 Lockheed Martin

Explore more in the area.