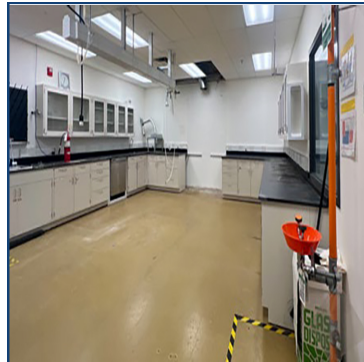


1797 Boxelder St
Louisville, CO

**28,543 SF + 3,457 SF of
load bearing mezzanine**
Total: 32,000 SF

Industrial/Flex Building For Lease!

- **Prime Location:** Centrally situated in the Colorado Tech Center, a sought-after business hub.
- **Versatile Layout:** Designed to accommodate a variety of industrial, warehouse, or flex-space.
- **Warehouse Efficiency:** 20'+ clear height for optimal operational capacity.
- **Dock & Grade-Level Loading:** Easy access for shipping and receiving.
- **Robust Power Supply:** 1,200 amps, 480v, 3-phase power to support heavy operations.
- **Load-Bearing Mezzanine:** Additional functional space for diverse business needs.
- **Secure Outdoor Storage:** Fenced yard for exterior enclosed storage.
- **Convenient Amenities:** On-site shower and floor drains for added functionality.
- **Office & Lab Space:** Includes mezzanine lab space, break room, reception area, and conference room.
- **Ample Parking:** 57 designated spaces for employees and visitors.
- **Industrial Zoning:** Zoned I - Industrial, suitable for a wide range of business uses.



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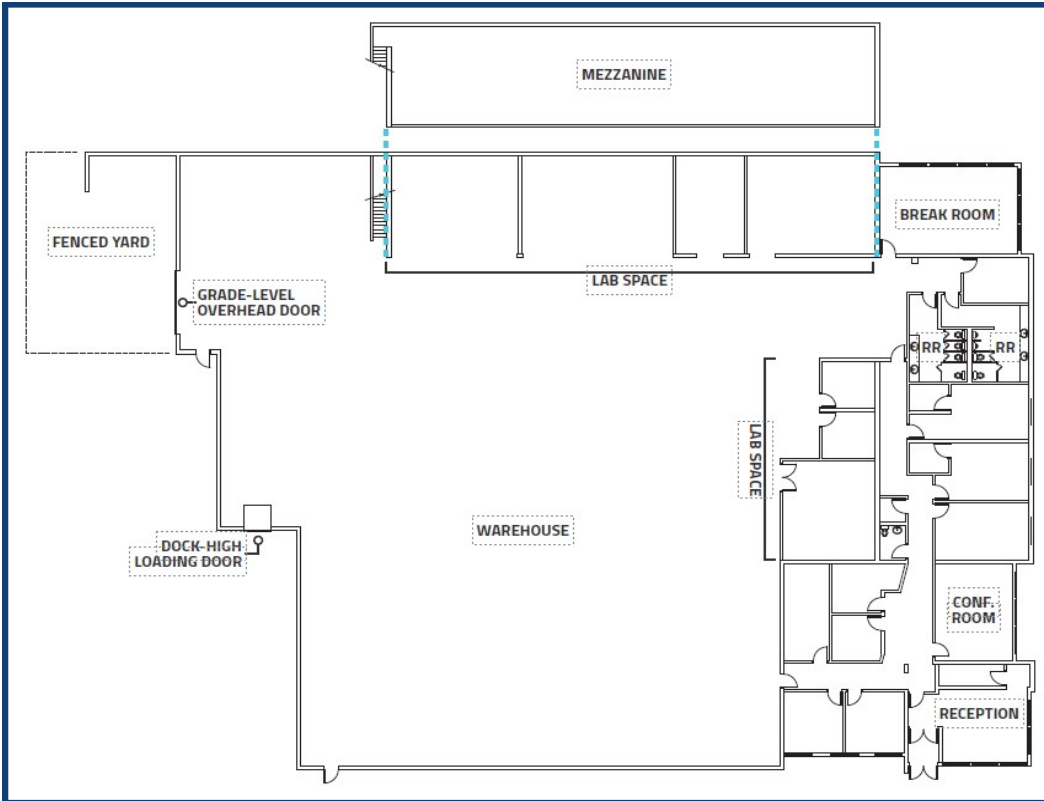
Contact us for more information:
leasing@teboproperties.com
303-447-8326
www.TEBOproperties.com

INDUSTRIAL/FLEX BUILDING FOR LEASE

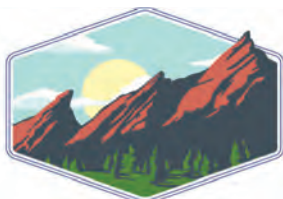


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1797 Boxelder, Louisville, CO



Unit	Size	Price
		*All NNN are as of 12/31/24
1797	32,000 SF	\$15.75/SF + NNN* (NNN estimated at \$4.50-\$5.00/SF)



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