



INDUSTRIAL LOT IN CTC FOR SALE

691 S Arthur Ave, Louisville, CO

Industrial Land for Sale. This 1.82 acre parcel is ideal for both an owner-user building or multi-tenant development. Colorado Technology Center is a master planned, covenant controlled business park located just 10 minutes from Boulder, 20 minutes to Denver, and 40 minutes to Denver International Airport via quick access from Hwy 36 and the Northwest Parkway.

The Colorado Technology Center (CTC) is Louisville's largest commercial and industrial park at over 400 acres. Many of the buildings in CTC specialize in blending all facets of a business under one roof, including the front office, manufacturing, and warehousing. - City of Louisville

Parcel Size	1.82 Acres
Sale Price	\$770,000 (\$9.71/SF)
Zoning	Industrial (City of Louisville)
Water/Wastewater	City of Louisville
Electric & Gas	Xcel Energy

PROPERTY HIGHLIGHTS

- Fast access to Boulder, Denver, and Denver International Airport (DIA)
- Fast growing area with prime opportunities for employee recruitment
- Located on the west boundary of the Colorado Tech Center
- Close proximity to restaurants and retail amenities
- Covenant controlled, landscaped business park



Views of the
Continental
Divide



Investment
property



Located in
technology
center



Near bike path



Shovel-ready
building site



Near restaurants

FOR MORE INFORMATION



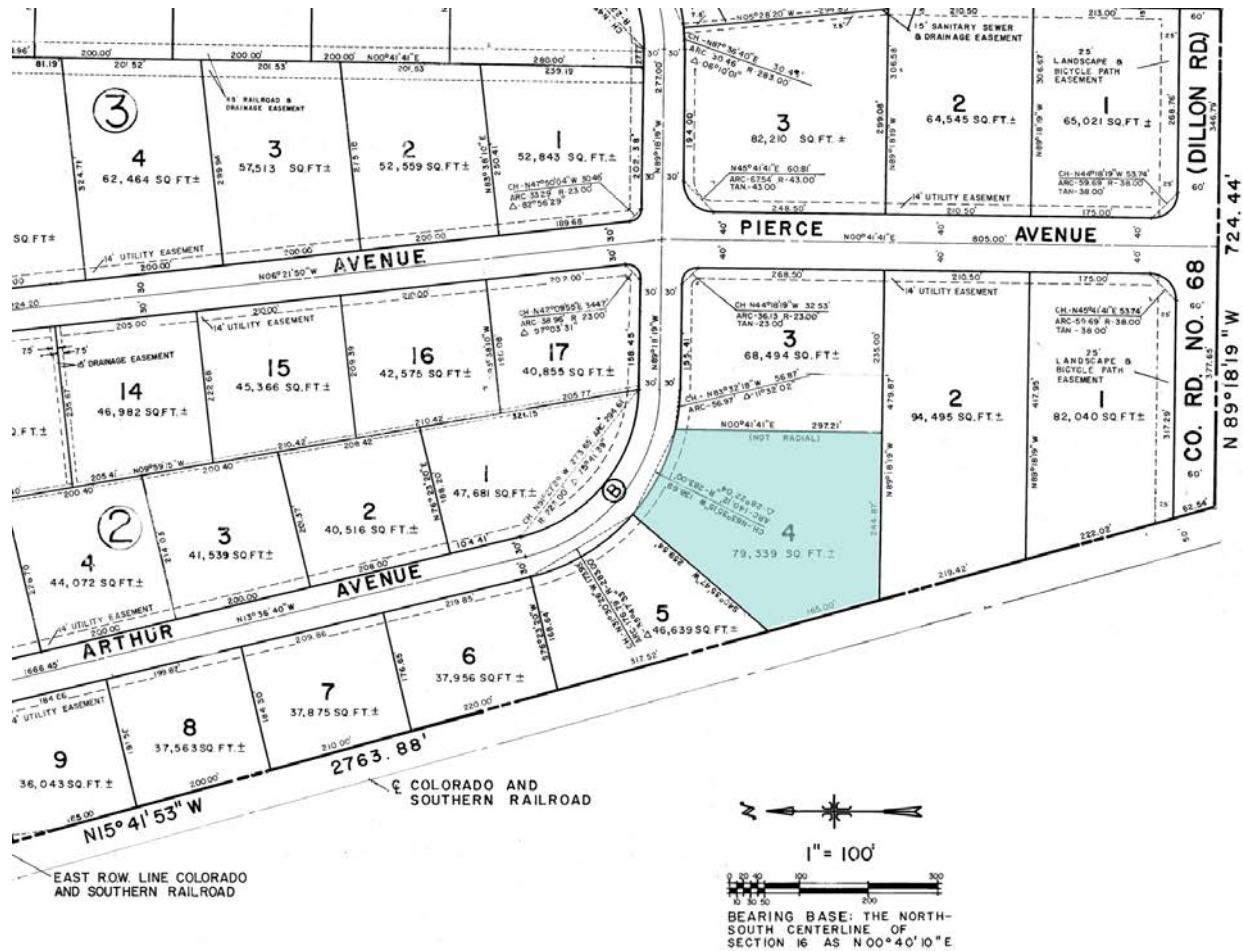
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691 S. Arthur Avenue, Louisville, CO 80027



PROPERTY ALTA SURVEY



For a complete disclaimer, please see page one of this brochure.

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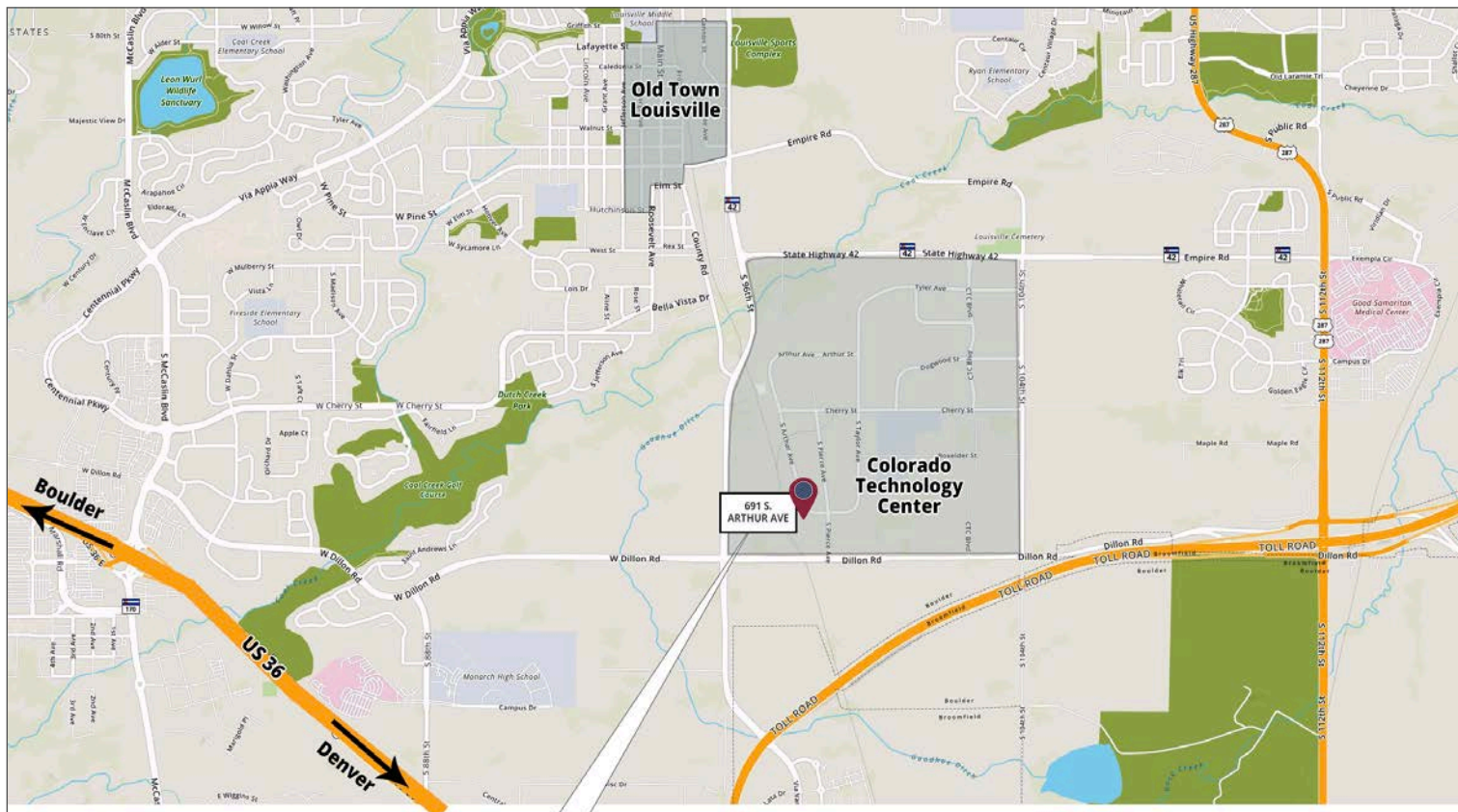
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PROPERTY ALTA SURVEY



PROPERTY LOCATION



LOCKHEED MARTIN

APRIA®



AQUAHYDREX



DANONE
NORTH AMERICA



SIERRA
SPACE



PEARL IZUMI



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