

1558 Cherry Street

Louisville, CO 80027

INDUSTRIAL/FLEX BUILDING
24,366 SF



PRICE REDUCED
\$5,600,000

FOR SALE OR LEASE





PROPERTY HIGHLIGHTS

1558 Cherry Street is a rare stand-alone industrial building in the highly coveted Colorado Technology Center (CTC). The property features 8,361 SF of two-story office space and 16,005 SF of warehouse space with abundant power and dock-high and drive-in loading capabilities.

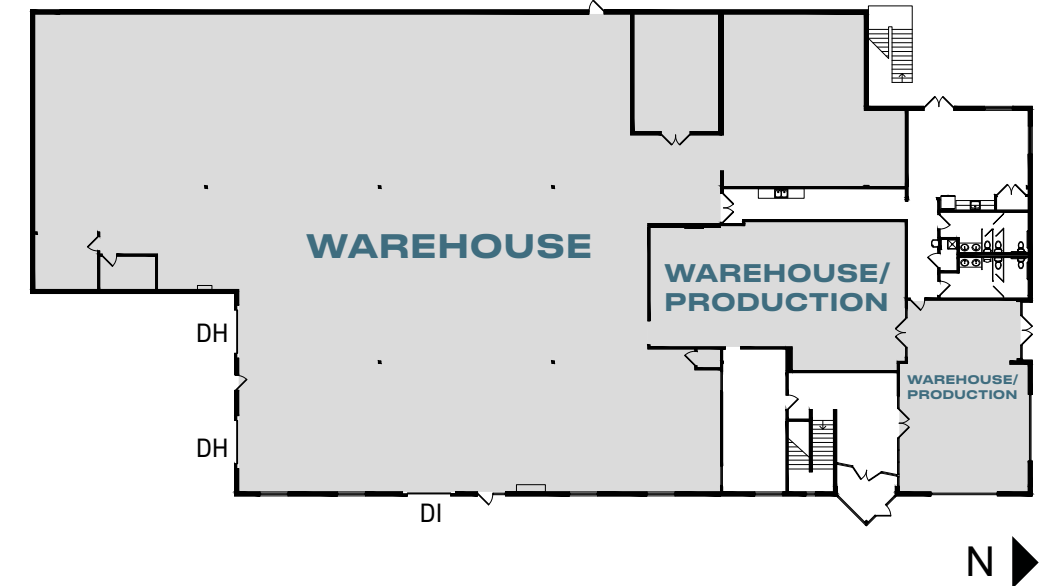
Building Size	24,366 SF	County	Boulder
Office Size	8,361 SF (Two-Story)	Zoning	(I) Industrial
Warehouse Size	16,005 SF	Mill Levy	90.131
Clear Height	22'	Parking	39 Surface Parking Spaces
Year Built	1997	Sprinkler	Yes
Power	2,000 Amps, 208 & 480 Volt (to be verified)	Water Line	1 1/2" inch
Loading	One (1) Drive-In Two (2) Dock-High	Operating Expenses	\$8.00/SF (2026 est.)
Site Size	2.35 Acres	POTENTIAL EXPANSION	PUD allows for 7,348 SF building expansion on west side

SALE PRICE: \$5,600,000 | LEASE RATE: \$14.00/SF NNN

1ST FLOOR

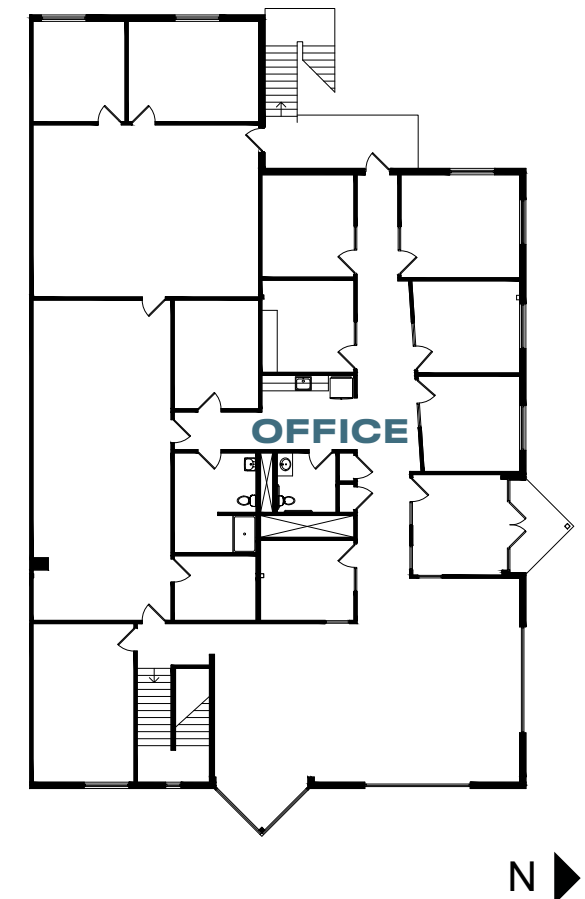
TOTAL FIRST FLOOR: 18,512 SF
WAREHOUSE/PRODUCTION: 16,005 SF
OFFICE: 2,507 SF

22' CLEAR

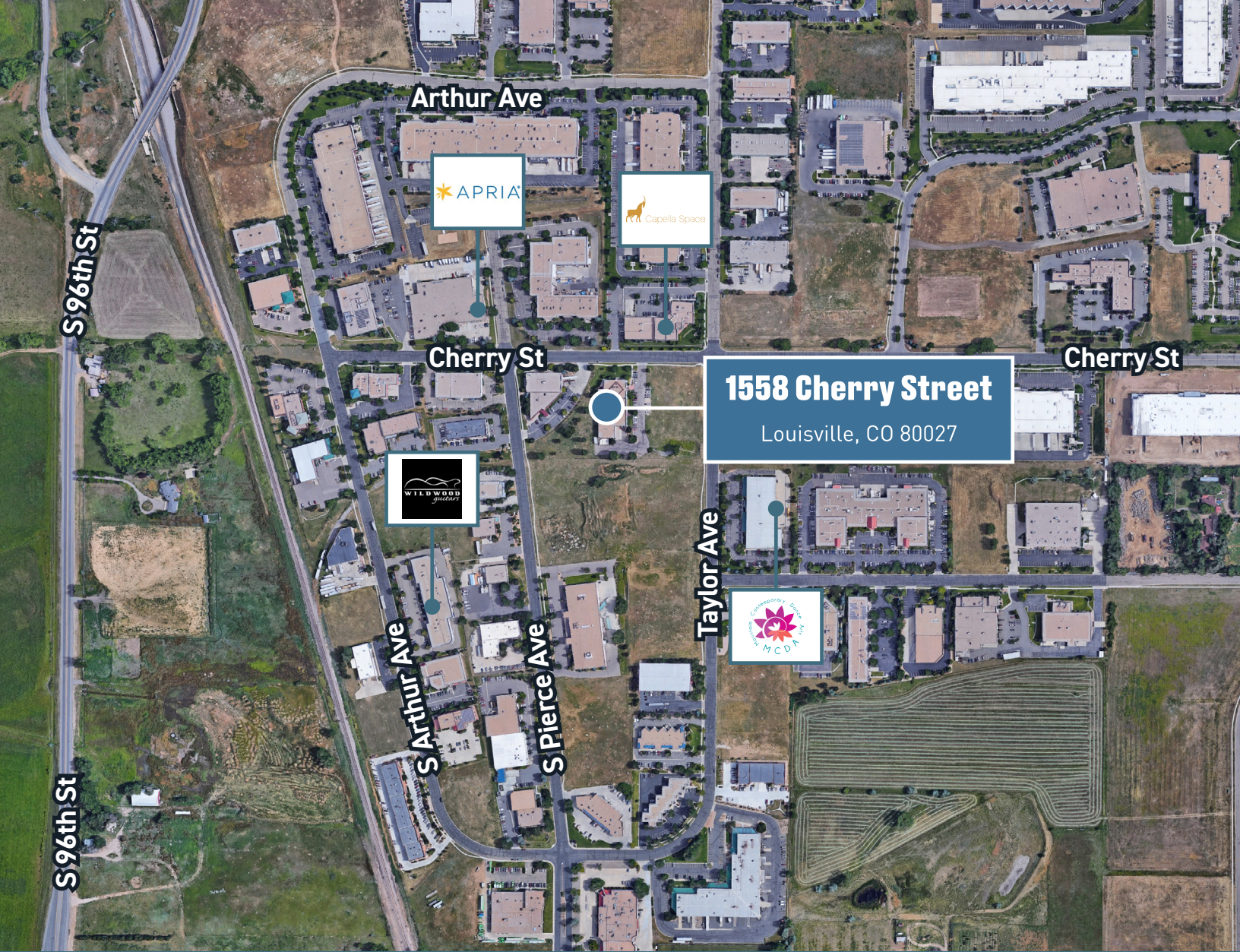


2ND FLOOR

OFFICE: 5,854 SF



- Rare stand-alone industrial building
- 39 Surface Parking Spaces



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FOR MORE INFORMATION, PLEASE CONTACT:

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