

340 S. TAYLOR AVE.

LOUISVILLE, CO 80027



17,800 SF INDUSTRIAL OPPORTUNITY FOR SALE OR LEASE



Located in the Colorado Tech Center



Ideal Size for Tenant/Owner User



Approximately 1,800 SF of Cooler Space



Flexible Building Configuration



Existing Food & Beverage Infrastructure





PROPERTY INFO

Address:	340 S. Taylor Ave.
City:	Louisville
County:	Boulder
Site Size:	1.10 Acres
Building Size:	17,800 SF
Building Depth:	75'
Zoning:	Industrial
Year Constructed:	1995
Sale Price/Lease Rate:	\$4,300,000 or \$16.50 NNN
2026 OpEx:	\$7.31/SF
Clear Height:	18'
Sprinkler:	ESFR
Loading:	Three (3) - 9' Docks Three (3) - 10' Docks
Power:	900 Amps
Roof:	Replaced 2015 15-Year Warranty

SITE PLAN



BREAK ROOM

MEN

WOMEN

2nd FLOOR

36-38'

38'

36'

DISTILLER

COMPRESSOR

PROCESSING

PROCESSING

PROCESSING

9' DOCK

9' DOCK

10' DOCK

9' DOCK

10' DOCK

10'

10' DOCK

COOLER

COMM.
RESSCP.

43'5"

25'11"

25'8"

17'9"

17'7"

23'

17'

25'

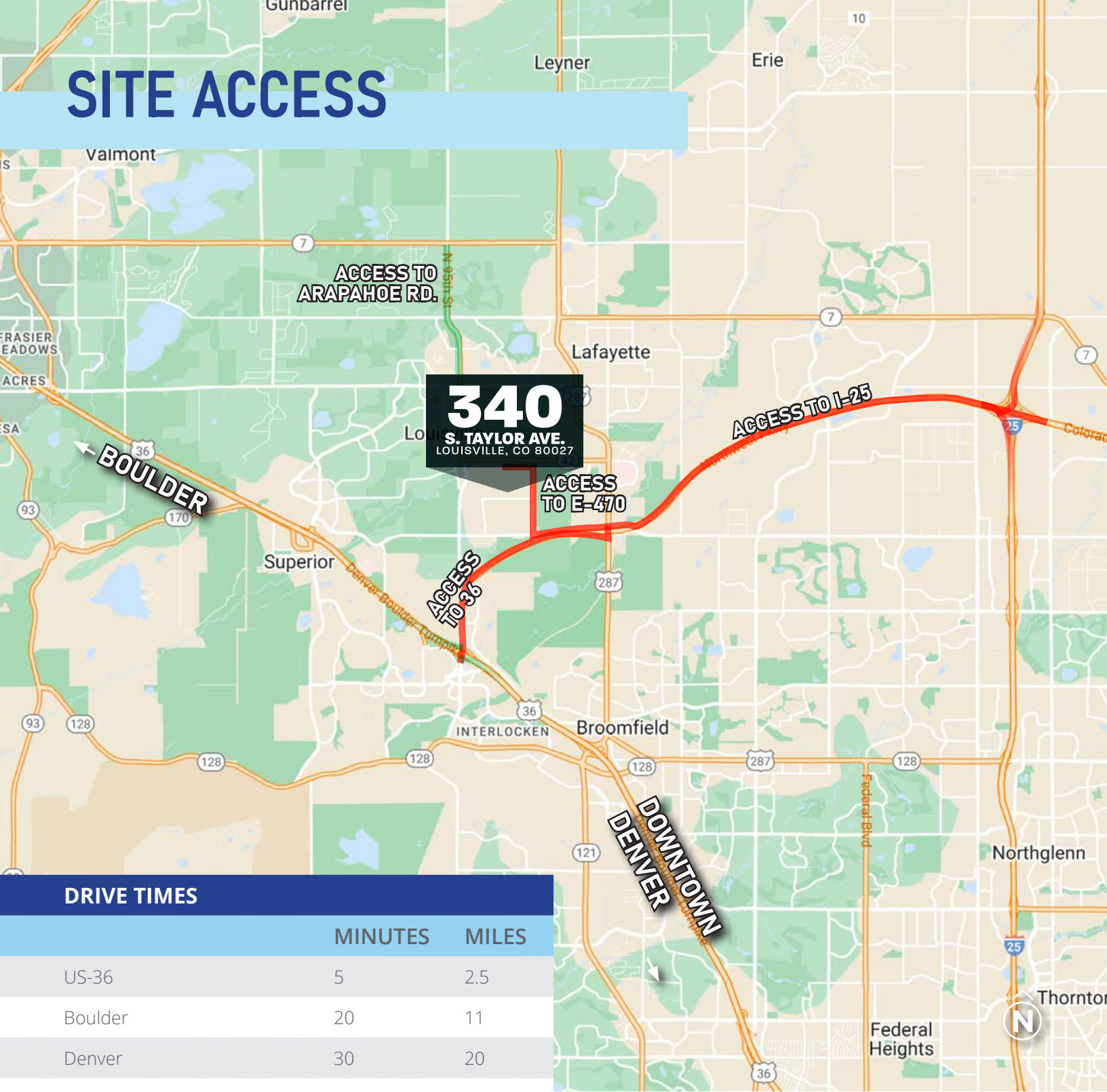
25'6"

27'

91'

18'

SITE ACCESS



DRIVE TIMES

	MINUTES	MILES
US-36	5	2.5
Boulder	20	11
Denver	30	20
I-25	15	10
I-70	25	22
Denver International Airport	45	32

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