



TURNKEY OFFICE / WAREHOUSE WITH LAB SPACE FOR SALE / LEASE

500 S Arthur Ave, Suite 300, Louisville, CO 80027

Nicely finished distribution, manufacturing, lab, and office-warehouse production space in the centrally located Colorado Technology Center, in Louisville. The space offers open office layout, six private offices, breakroom/kitchen, conference room, inventory area, lab or food production space, and open warehouse with drive-in access, and heavy power.

- Move-in Ready Office, Warehouse, & Lab Space
- Three (3) Grade - Level Overhead Loading Doors
- Previously GMP Certified Food/Dietary Production Space
- 16' Clear Height

PROPERTY OVERVIEW

SUITE 300	6,966 RSF*
CONFIGURATION	50% Office, 30% Lab, and 20% Warehouse As-Built
SALE PRICE	\$1,777,000
LEASE RATE	\$14.75/RSF NNN
EXPENSES (EST)	\$7.79/RSF
AVAILABLE	Immediately
BUILDING SIGNAGE	Available
PARKING	On-site
ZONING	I (Industrial)

**Source - public records*

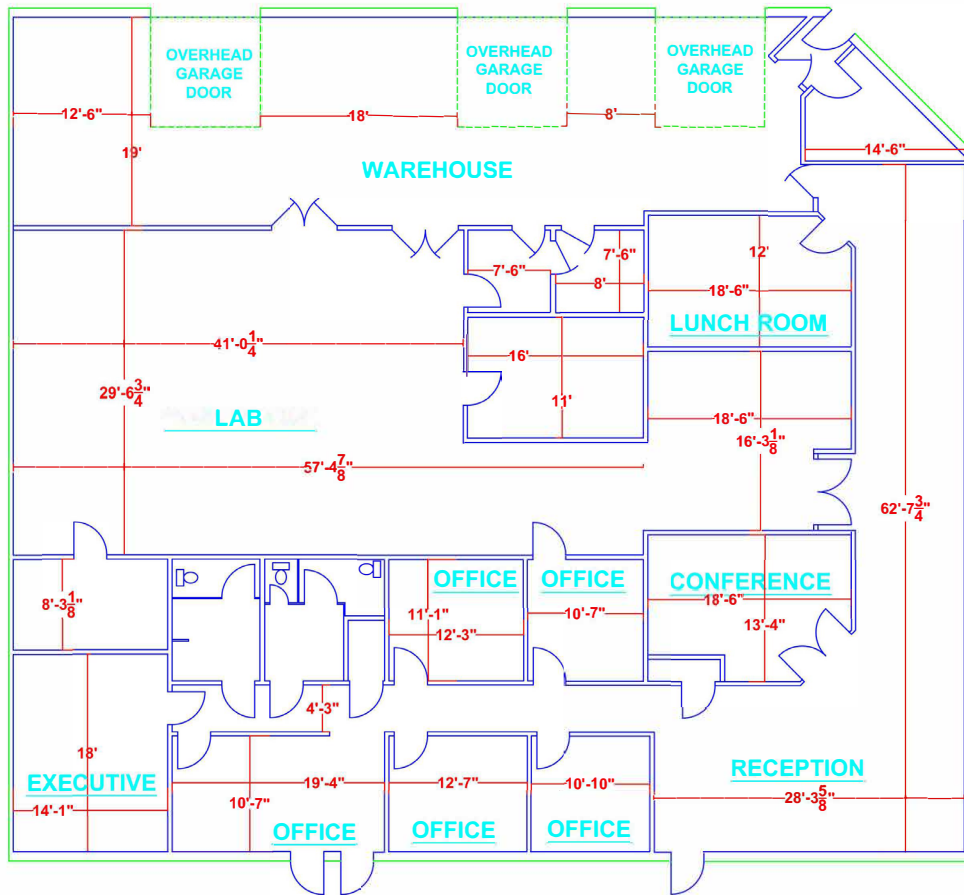
FOR MORE INFORMATION:



Ashley Overton

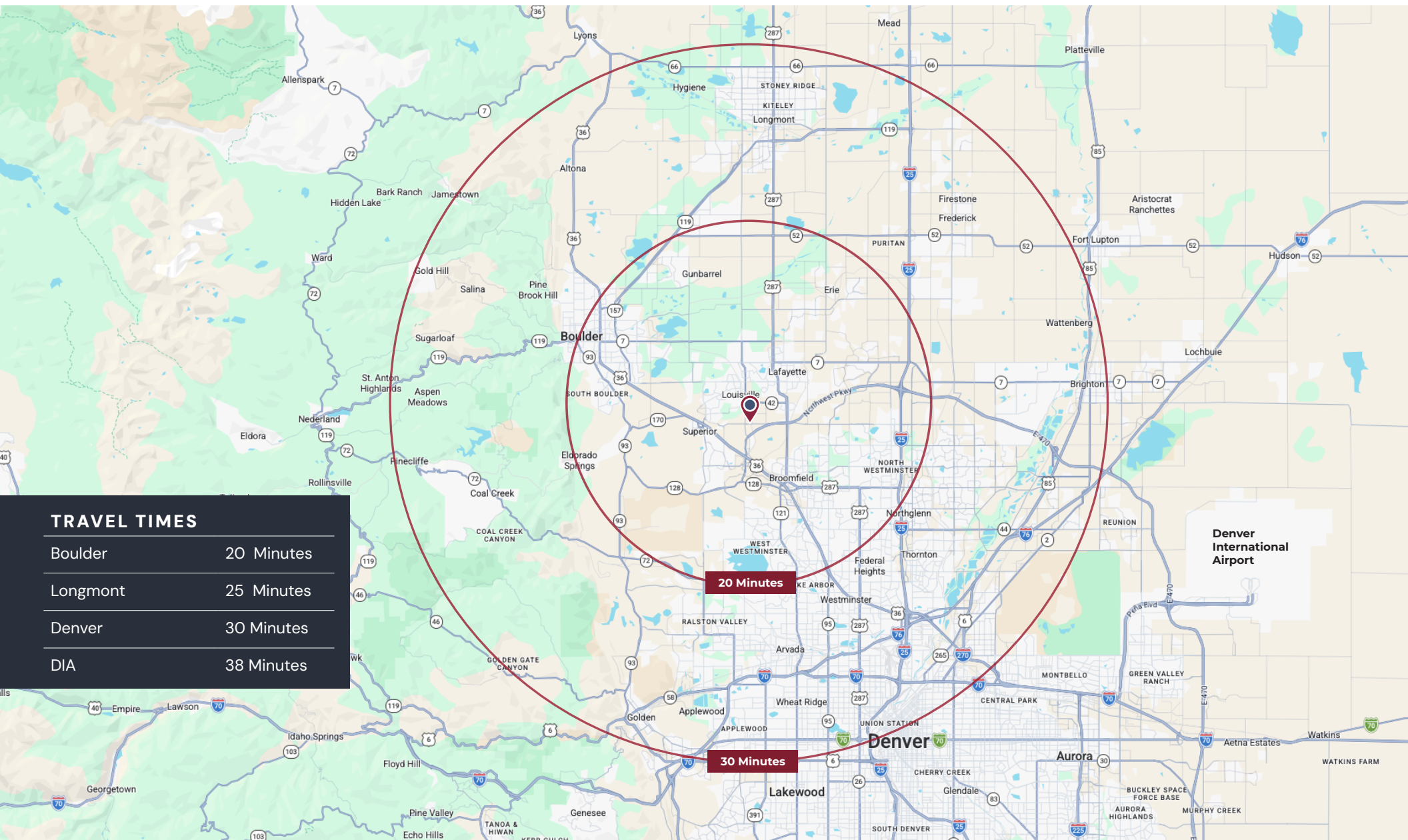
Senior Commercial Broker
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PROPERTY FLOOR PLAN





REGIONAL MAP



PROPERTY LOCATION

Explore more in the area.

- 1 Koda CrossFit Iron View
- 2 Colorado Elite Sports Complex
- 3 Izzio Bakery
- 4 The Spot Climbing Gym
- 5 John's Table
- 6 Wildwood Guitars
- 7 Umpqua Feather Merchants
- 8 Summit Integrated Systems

