



INDUSTRIAL / FLEX
FOR LEASE

2011 Cherry St. Louisville, CO 80027

PROPERTY HIGHLIGHTS

Excellent Industrial/Flex building in the Colorado Tech Center with versatile configurations for warehouse/office users. Heavy power and high warehouse to office ratio with multiple loading docks. Warehouse ceiling heights are 18 – 20’.

- Warehouse options from 5,448 to approx. 30,343 RSF
- Heavy power: 2,000 Amp/480V/3 Phase
- Second floor office spaces (3,500 – 4,000 SF) with beautiful views.

Unit 104	5,448 RSF*
Unit 108 (Includes 202)	11,968 RSF*
<i>Units 104 + 108 can be combined for total of 17,416 RSF.</i>	
Unit 114	5,505 RSF*
Unit 200	3,920 RSF*
Unit 204	3,512 RSF*
Lease Rate	\$14.50/RSF NNN
Expenses (Est)	\$7.13/RSF
Availability	Immediately
Lease Term	3 – 5 Years
Zoning	Industrial
Parking	Ample

* All square footage is approximate. Provided by landlord.



FOR MORE INFORMATION

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Electrical
/3-Phase

Flex
Space

Loading
Dock

Parking

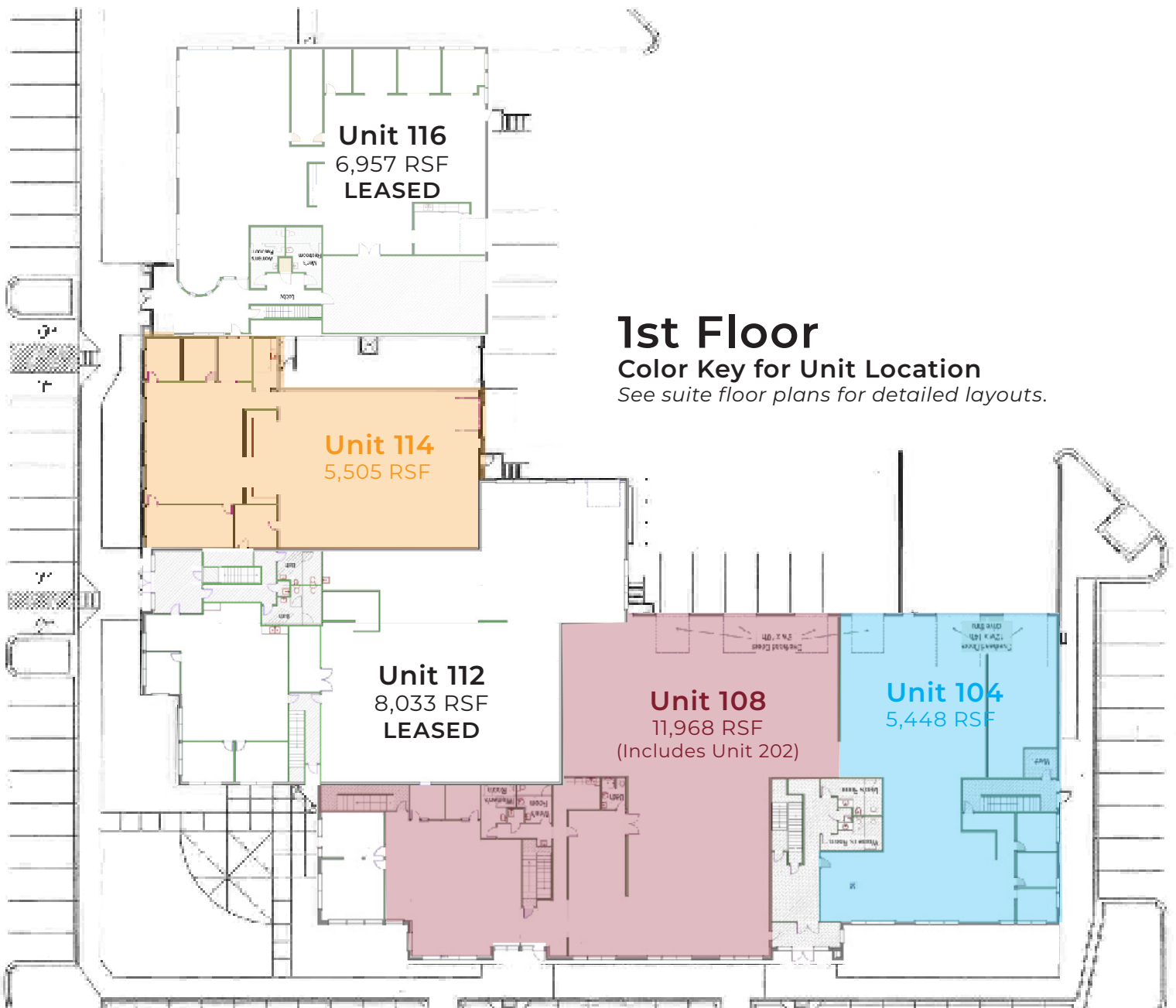
Responsive
Management

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INDUSTRIAL / FLEX SPACES FOR LEASE

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PROPERTY FULL 1ST FLOOR PLAN



1st Floor

Color Key for Unit Location

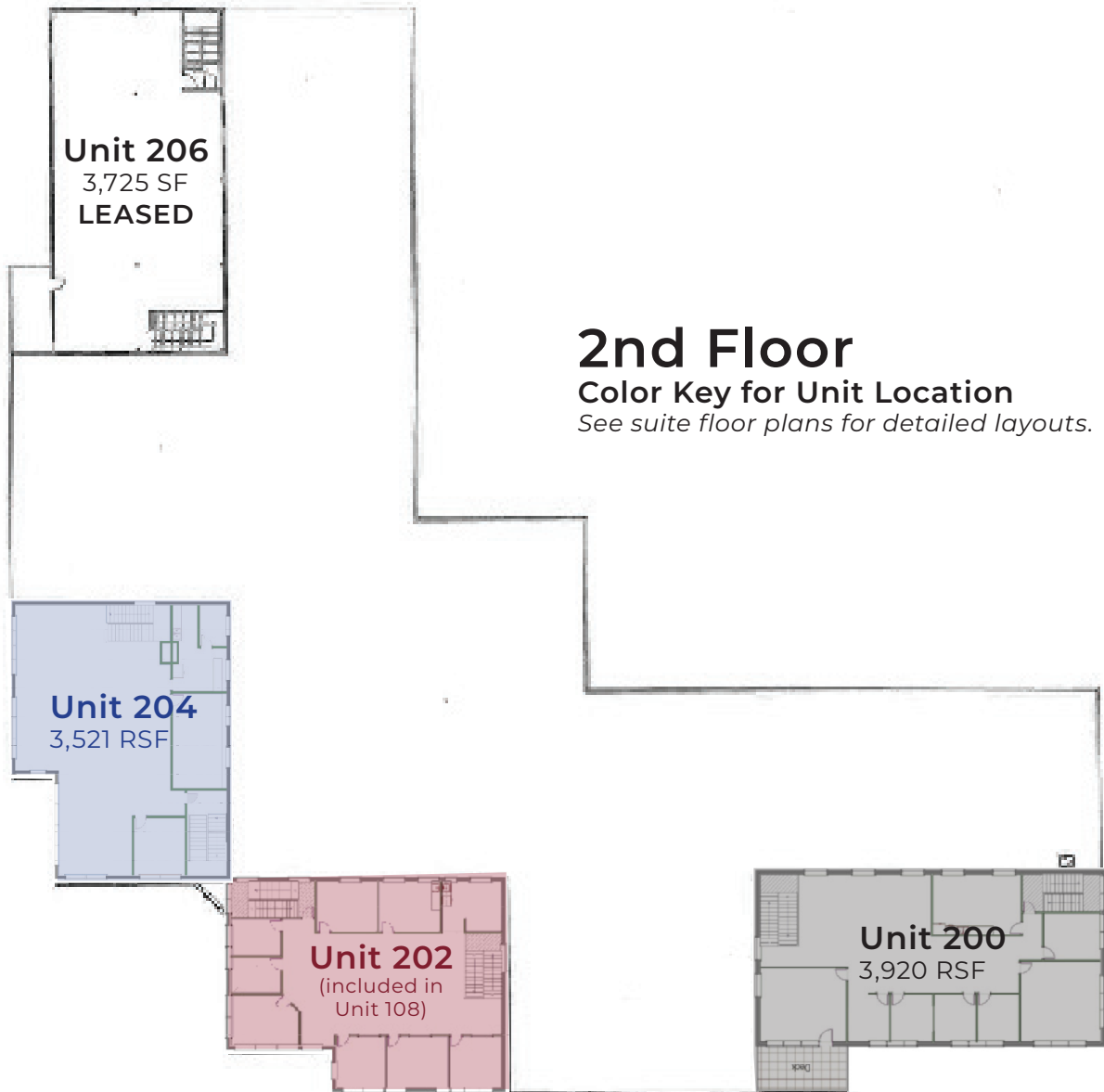
See suite floor plans for detailed layouts.

* Max contiguous 17,416 RSF

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PROPERTY FULL 2ND FLOOR PLAN



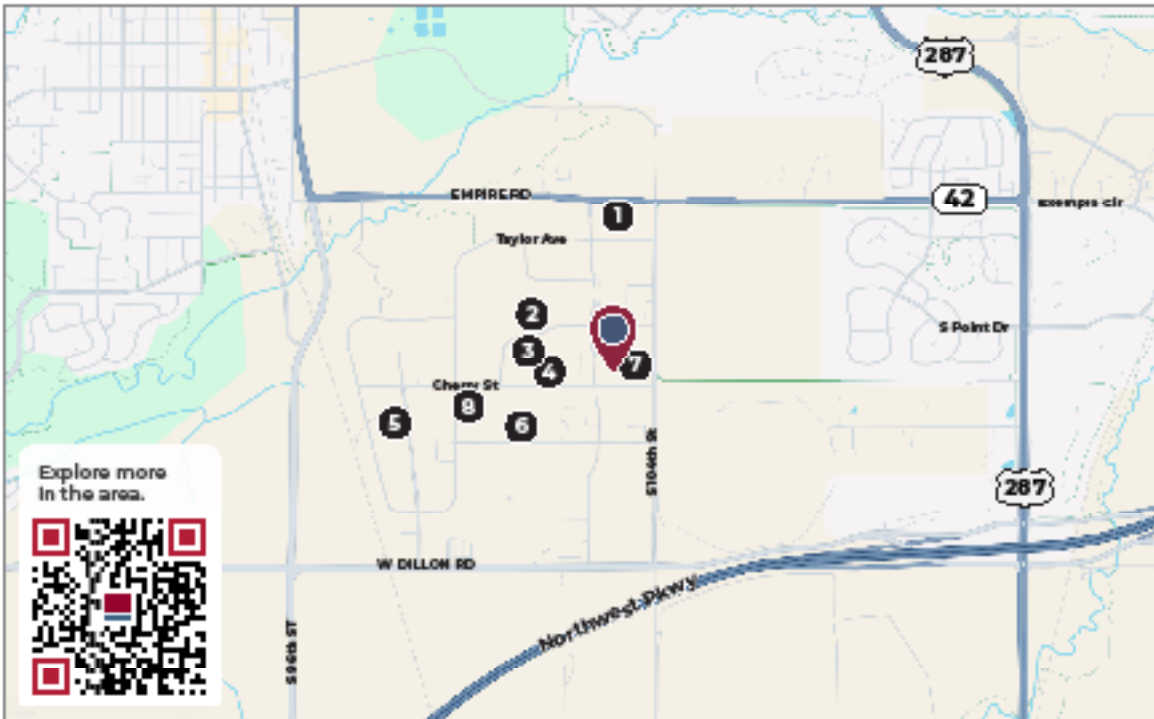
For a complete disclaimer, please see page one of this brochure.

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 **2011 CHERRY ST
LOUISVILLE, CO, 80027**



- 1 FedEx Ship Center
- 2 Eldorado Natural Spring Water
- 3 The Spot Climbing Gym
- 4 Babolat
- 5 Boulder Sausage
- 6 Sierra Space
- 7 Global Imaging
- 8 EcoEnclose

Explore more
in the area.



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