

340 S. Taylor Ave

Louisville, CO 80027

17,800 SF Sublease Available in the Colorado Tech Center



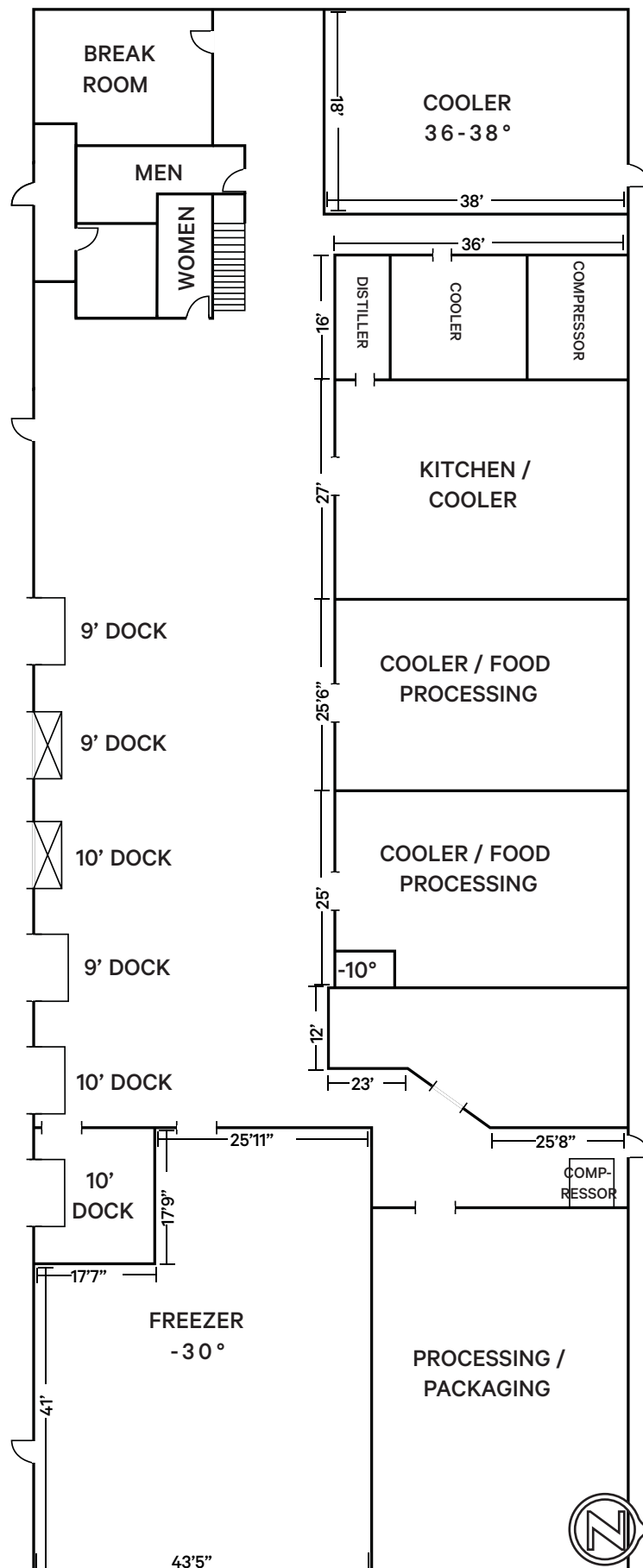
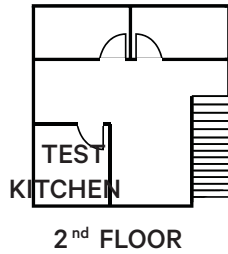
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Building Features

AVAILABLE SF:	±17,800 SF
OFFICE:	±1,600 SF of office on two floors
FREEZER/COOLER:	±6,400 SF with ±2,600 SF of -30° freezer space
ELECTRICAL:	900A (to be verified by an electrician)
LOADING:	Six (6) dock high doors, two (2) with levelers
CLEAR HEIGHT:	18'
SPRINKLER SYSTEM:	ESFR
YEAR BUILT:	1995
PARKING:	Ample
ZONING:	Industrial (City of Louisville)
NNN EXPENSES:	\$7.31/SF (2026 est.)
SUBLEASE TERM:	Term through March 31, 2030
LEASE RATE:	Contact brokers



Building Plan



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For Sublease

Building Highlights

- + Located in the Colorado Tech Center
- + Food facility with existing infrastructure
- + ±1,800 SF of cooler space
- + Updated fire suppression systems (est. 2025 - ESFR)
- + Floor drains
- + HVAC system throughout
- + Heavy power
- + 3” gas lines
- + 1.5” water line
- + Pre-treatment waste water system
- + Compressor room



ACCESS	ROAD / LOCATION	MILES / MINUTES
	Northwest Parkway	1.3 miles / 3 minutes
	Highway 36	2.2 miles / 4 minutes
	Boulder	10.5 miles / 15 minutes
	Downtown Denver	19.5 miles / 28 minutes
	Longmont	16.3 miles / 26 minutes
	Denver International Airport	30.8 miles / 28 minutes
	I-70	16.5 miles / 22 minutes

Contact Us

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