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DEAN CALLAN & COMPANY, INC.

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FLEX/WAREHOUSE INDUSTRIAL SPACE FOR LEASE

385 SOUTH PIERCE AVENUE
LOUISVILLE, COLORADO 80027

Flex/Warehouse Industrial Space available for lease in the Colorado Tech Center.

Wide open floor plans with drive-in overhead doors for added convenience. These versatile layouts can accommodate a variety of needs, making them an excellent choice for companies seeking a blend of workspace and storage. Situated in southeast Louisville, the property provides excellent connectivity to major routes, including the Northwest Parkway, U.S. 287, and U.S. 36, making it perfect for businesses in the technology industry.

Call us for more information and to set up a tour.

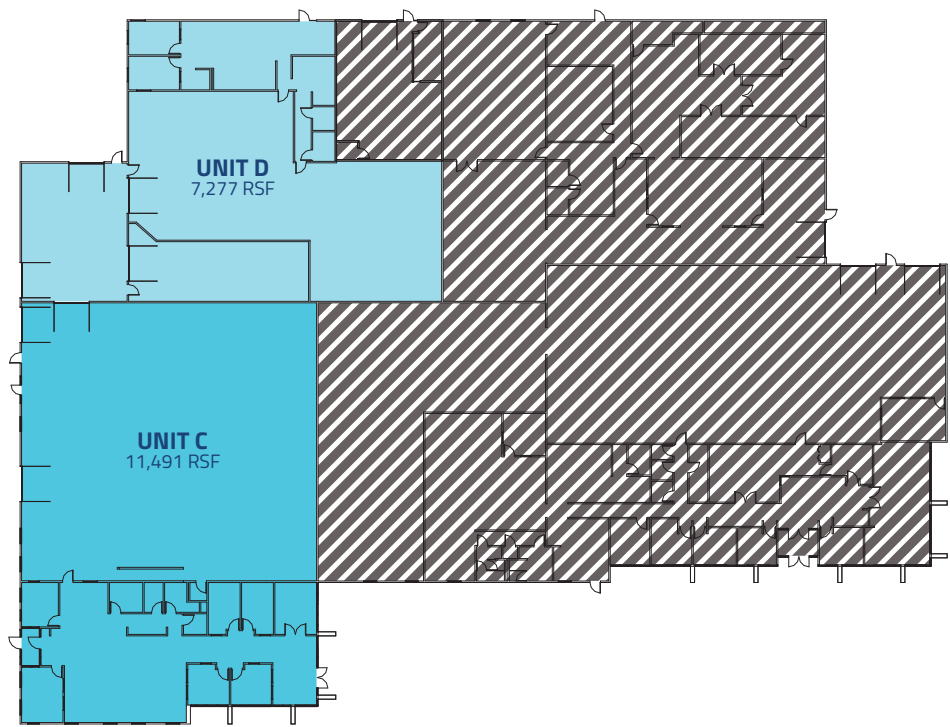
TERMS

Unit C:	11,491 RSF \$15.00 / SF / NNN	CONTIGUOUS 18,768 RSF
Unit D:	7,277 RSF \$15.00 / SF / NNN	
Expenses:	\$7.10 / SF + Utilities (Est. 2026)	
Available:	NOW	

PROPERTY FEATURES

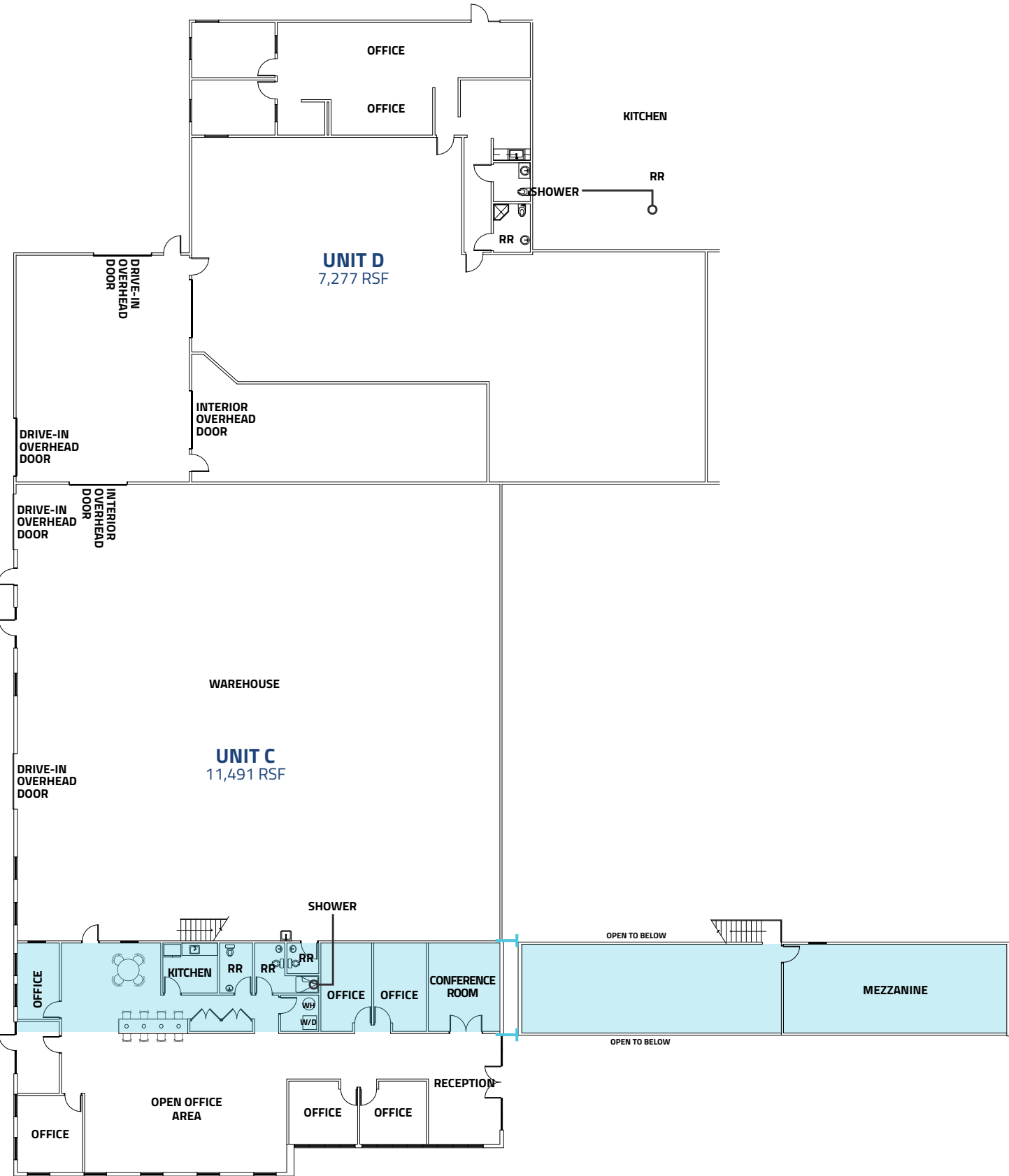
- Flex/Warehouse Industrial space available in Colorado Tech Center
- Unit C: 2 drive-in overhead doors
- Unit D: 2 drive-in overhead doors
- 16’ clear height
- Located in southeast Louisville
- Excellent connectivity to major routes: Northwest Parkway, U.S. 287, and U.S. 36
- Ideal for research and development activities
- Convenient for businesses in the technology industry
- Flexible space that can accommodate various needs
- Suitable for companies seeking a combination of workspace and storage

FULL BUILDING - FLOOR PLAN



All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.

UNITS C & D - FLOOR PLAN | 7,277 RSF - 18,768 RSF



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