

510 S. Pierce Avenue

LOUISVILLE | CO 80027



Rare owner/user opportunity in the CTC



Open floor plan warehouse



Dock high loading



Ample parking



Existing income in place



Property Summary

PROPERTY FEATURES



BUILDING SF
39,921 SF



AVAILABLE SF
18,355 SF
(Available 1/01/2027)



SITE SIZE
3.00 AC



CLEAR HEIGHT
±18'-6" - 20'-2"



COLUMN SPACING
±36'-10" x 32'-9"



LOADING
Four (4)
dock high doors



PARKING
52 spaces
(1.3 : 1,000 SF)



SPRINKLERS
Wet
System



OPERATING EXPENSES
\$8.54/SF
(2026)



ZONING
Industrial



ELECTRICAL
To be verified



SALE PRICE
Please contact brokers



LEASE RATE
Please contact brokers

LAFAYETTE

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BOULDER COUNTY
OPEN SPACE

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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

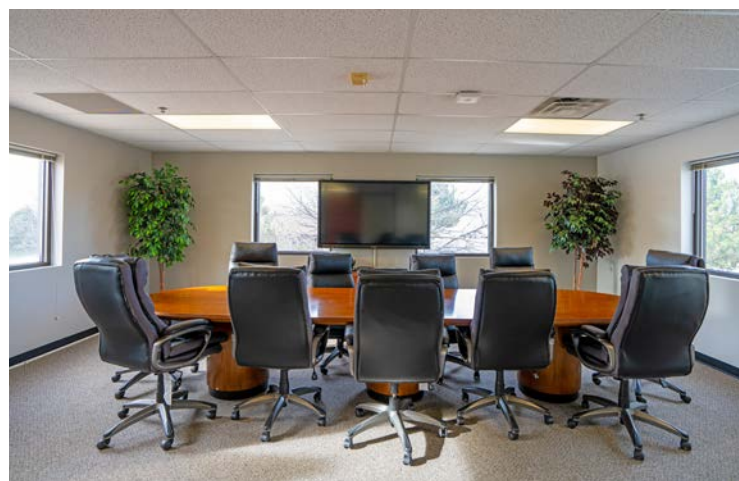
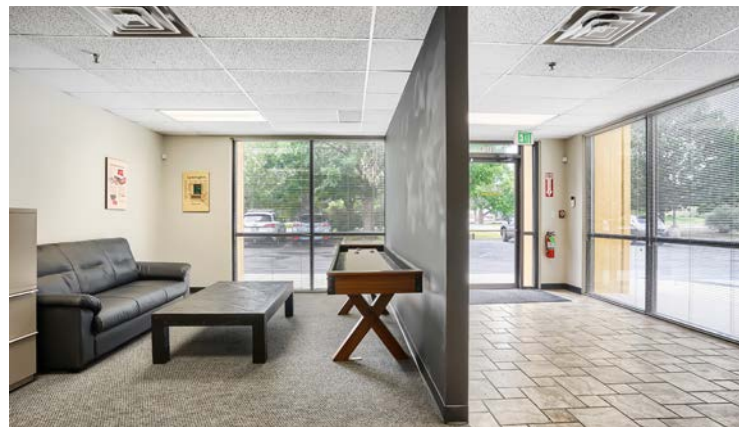
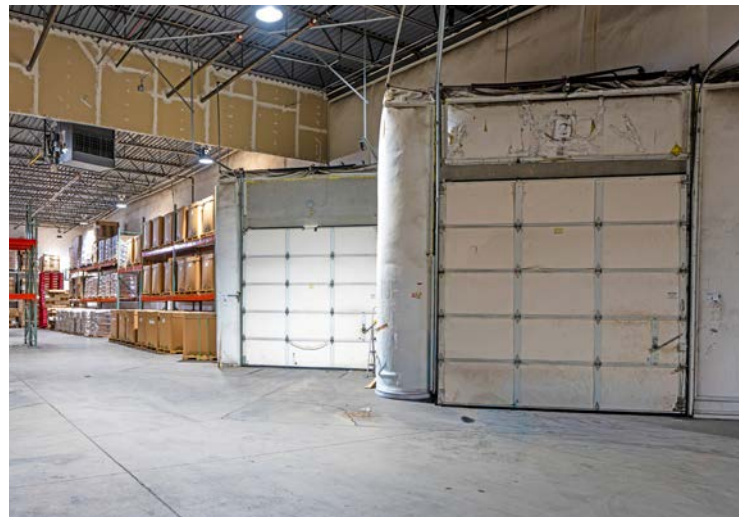


Site Plan



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Highlights



Prime location in Louisville (Boulder County)



Rare owner/user opportunity in the CTC



Clean open floor plan warehouse

Demographics



3 MILE POPULATION

70,016



AVERAGE HOUSEHOLD INCOME

\$165,556



TOTAL HOUSEHOLDS

29,511



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