



1501

EMPIRE ROAD
LOUISVILLE, COLORADO

Industrial Property + Secured Yard

*Owner / User or Investment
Opportunity Near Downtown Louisville*

Kentwood
Commercial

PROPERTY TOUR & OFFER SUMMARY

Property Tours

All interested parties must be accompanied by a member of the Listing Team. Forty-Eight (48) hours notice must be given in order to confirm all property tours and can be scheduled by contacting one of the Brokers below. Please do not disturb tenants.

Offer Submission

All offers must be submitted on a State of Colorado approved purchase contract or on a contract written by an licensed attorney with all purchase terms to include: sales price, earnest money amount, financing terms, any contingencies and a closing date. Earnest money shall be payable to and held by Land Title Guarantee Company.

PRESENTED BY:



Solveig Tschudi Lawrence
Senior Commercial Advisor

303.601.9285
Solveig@KentwoodCommercial.com



Connor Donahue
Senior Commercial Advisor

406.871.3924
ConnorD@KentwoodCommercial.com



EXECUTIVE SUMMARY

INDUSTRIAL PROPERTY ON 4 ACRES

Owner/User or Investment Opportunity in Louisville, Colorado

Rare opportunity to acquire a versatile industrial property ideally located just minutes from Downtown Louisville, Colorado. Situated on over five acres, the property offers a unique combination of warehouse, office, storage, and yard functionality with excellent accessibility and ample on-site parking. The property features multiple warehouse configurations designed to accommodate a variety of industrial, manufacturing, storage, distribution, contractor, or owner/user operations. The mezzanine level includes five private offices, open workspace, a conference room, and dedicated storage areas, creating a functional and efficient office environment overlooking the warehouse operations. The main front warehouse features approximately 21' clear height, five oversized 16' drive-in doors, and additional office, conference room, and break/kitchen areas. A separate rear warehouse offers approximately 16' clear height and ten 12' drive-in doors, providing exceptional flexibility for fleet vehicles, equipment storage, fabrication, or service operations. An additional green warehouse/storage area includes approximately 21' clear height and one dock-high loading door (7.5'). Additional property features include a fenced and secured yard area, wet sprinkler system, air conditioning, and two 3-phase 120/208-volt electrical panels to support a wide range of industrial uses. The site also includes a separate small outbuilding with mezzanine and restroom facilities, currently leased, offering supplemental income potential or future occupancy flexibility. Conveniently located a short drive from Downtown Louisville's popular restaurants, retail shops, breweries, and services, the property combines industrial utility with one of Boulder County's most desirable and accessible locations.

Property Highlights

- » Rare industrial owner/user or investment opportunity on 4.01 acres near Downtown Louisville
- » Functional multi-building layout with warehouse, office, storage, and fenced yard components
- » Main front warehouse with approximately 21' clear height and five oversized 16' drive-in doors
- » Rear warehouse featuring approximately 16' clear height and ten 12' drive-in doors
- » Additional warehouse/storage with approximately 21' clear height & dock-high loading access
- » Mezzanine office level with five private offices, conference room, open workspace, and storage
- » Separate office, conference room, and break/kitchen area within the main warehouse
- » Fenced and secured yard area ideal for equipment, fleet, outdoor storage, or contractor use
- » Wet sprinkler system, air conditioning, and two 3-phase 120/208-volt electrical panels

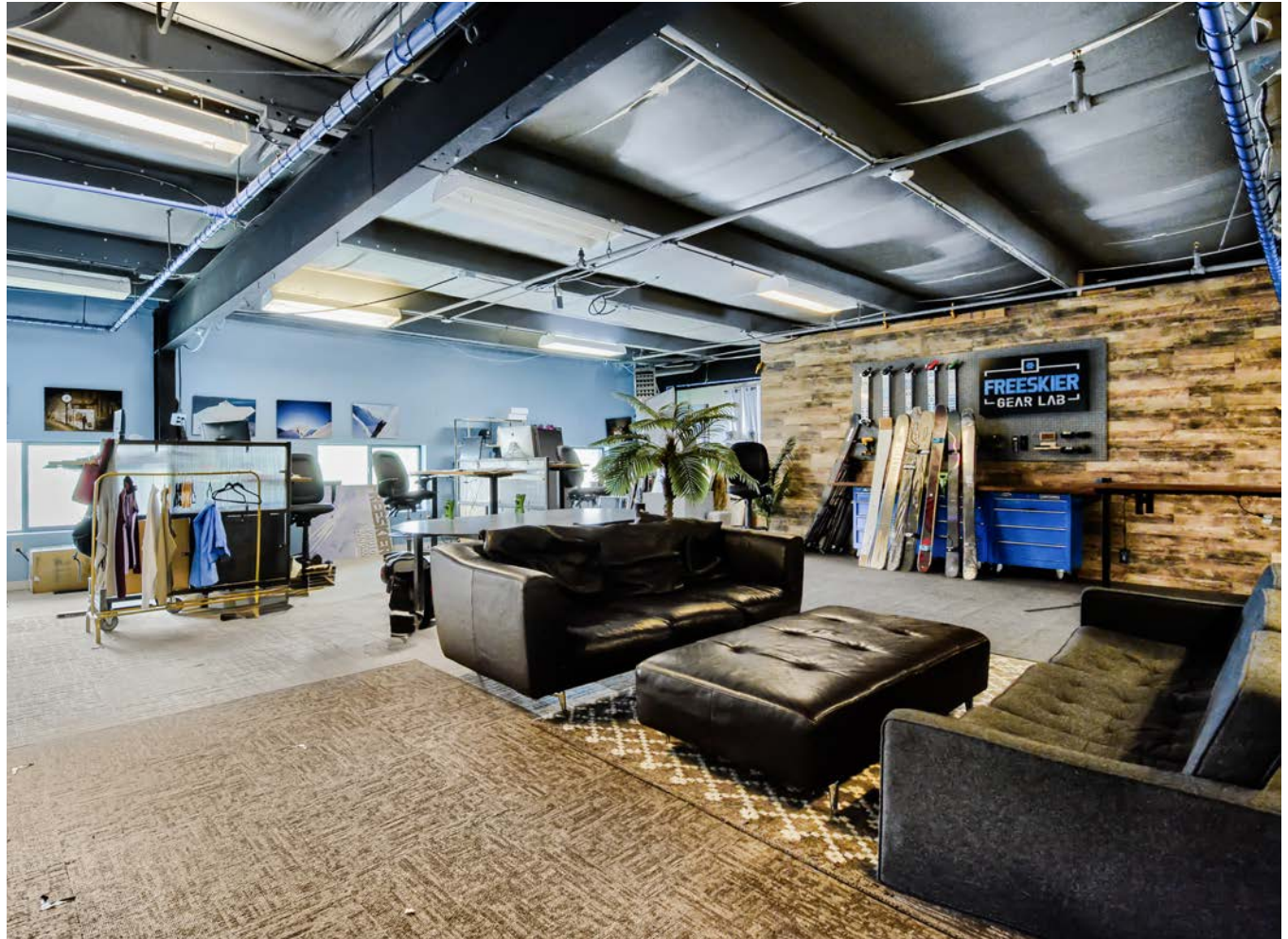


SALES PRICE	\$3,500,000
BUILDING SIZE	20,104 SF
TOTAL LAND SIZE	4.01 AC
PROPERTY TYPE	Industrial/Warehouse
YEAR BUILT	1980
ROOF	Standing Seam Metal
HEAT	Radiant/Unit Heaters
COOLING	A/C (1 RTU)
POWER	225A, 120/208V, 3PH, 4W
CLEAR HEIGHT	Approx. 16-21'
DRIVE-IN DOORS	15 (Approx. 12-16')
DOCK-HIGH DOORS	1 (Approx. 7.5')
ZONING	XLO

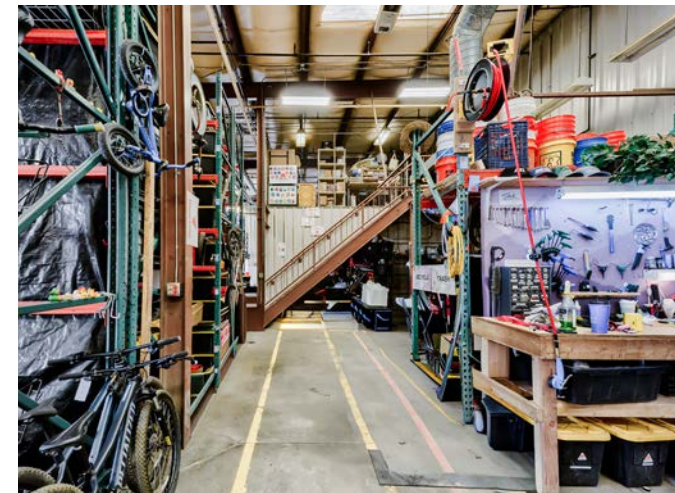
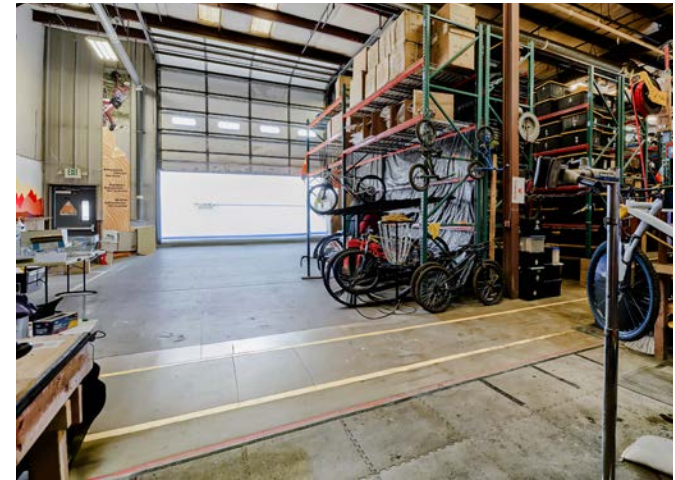
EXTERIOR PHOTOS



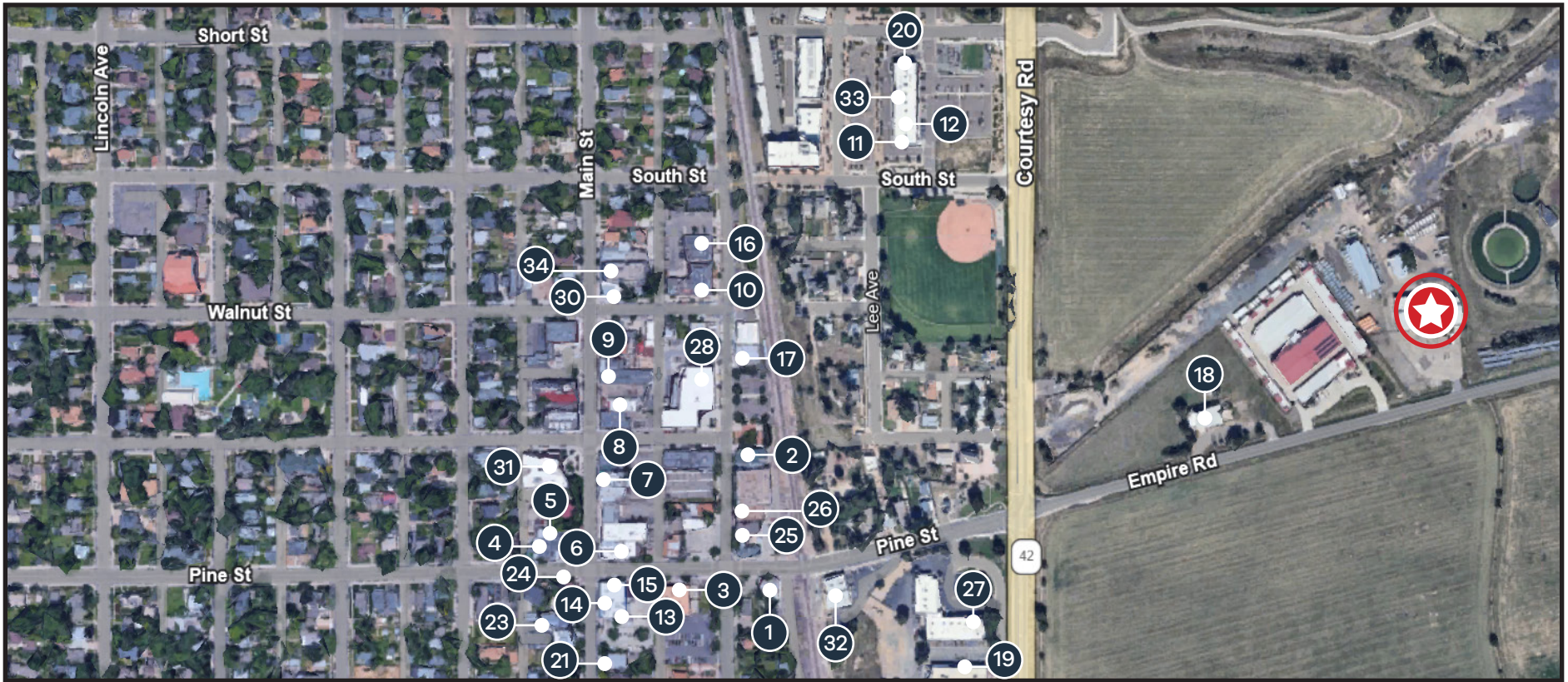
INTERIOR PHOTOS



WAREHOUSE PHOTOS



AREA MAP



AREA HIGHLIGHTS

DINING/COFFEE

- 1 Azul Fuego Mexican Restaurant
- 2 740 Front
- 3 Lucky Pie Pizza & Taphouse
- 4 Lulu's BBQ
- 5 /por/ wine house
- 6 The Huckleberry
- 7 Melting Pot
- 8 Zucca
- 9 Waterloo
- 10 Pica's Taqueria
- 11 Ziggi's Coffee
- 12 Moe's Broadway Bagel

RECREATION/ENTERTAINMENT

- 13 The Louisville Underground
- 14 Tilt Pinball - Video Arcade
- 15 Improv Boulder - Comedy Club
- 16 CenterStage Theatre Company
- 17 Steinbaugh Pavilion

BARS/BREWERIES

- 18 Ironton Distillery
- 19 Gravity Brewing
- 20 Rocky Mountain Tap & Garden
- 21 Crystal Springs Brewing Co
- 22 12Degree Brewing

RETAIL/SERVICES

- 23 Chinook Pharmacy
- 24 Moxie Bread Company
- 25 Old Friends Gift Shop
- 26 Pitter Patter Baby Store
- 27 Down Under Wine & Spirits
- 28 Louisville Public Library
- 29 State Mercantile
- 30 Thunderbird Barbers
- 31 City of Louisville Govt Building
- 32 My Nature Lab
- 33 Lash & Company Med Spa
- 34 Urban Bombshell Salon



DOWNTOWN LOUISVILLE

Located between Denver and Boulder, Downtown Louisville, Colorado offers a unique blend of historic charm, vibrant community energy, and modern convenience, making it one of the most sought-after destinations along the Front Range. Centered around the city's historic Main Street, the downtown district features an inviting, pedestrian-friendly atmosphere lined with locally owned restaurants, boutique retailers, coffee shops, breweries, art galleries, and professional services. The area's preserved historic architecture, mature landscaping, and welcoming streetscape create an authentic small-town feel while supporting a thriving and highly active business environment.

Downtown Louisville has earned national recognition for its exceptional quality of life, strong local economy, and highly engaged community. The area benefits from affluent surrounding demographics, excellent schools, and a well-educated workforce, helping drive consistent consumer activity and demand for retail, restaurant, office, and service-oriented businesses. Frequent community events including summer street fairs, farmers markets, concerts, holiday celebrations, and outdoor festivals contribute to steady year-round foot traffic and reinforce the district's strong sense of community connection.

The location also offers outstanding accessibility, with convenient access to US-36 providing direct connectivity to both Denver and Boulder, as well as nearby communities including Superior, Lafayette, Broomfield, and Erie. Downtown Louisville is surrounded by established residential neighborhoods and extensive outdoor amenities, including parks, open space, and regional trail systems that support the active Colorado lifestyle residents and visitors seek. This combination of visibility, accessibility, community engagement, and lifestyle appeal continues to position Downtown Louisville as a premier location for businesses seeking a dynamic and highly desirable setting.

WALK SCORE	93 ('Walker's Paradise')
BIKE SCORE	93 ('Biker's Paradise')
TRANSIT SCORE	52 ('Good Transit')

DEMOGRAPHICS

Population 2025	1 mi	9,401	Average Household Income	1 mi	\$149,684	Daytime Businesses	1 mi	761
	2 mi	32,627		2 mi	\$157,197		2 mi	2,198
	3 mi	59,150		3 mi	\$147,231		3 mi	4,871
Median Age	1 mi	43.7	Daytime Employees	1 mi	5,888	Consumer Spending	1 mi	\$156,978,706
	2 mi	43		2 mi	14,150		2 mi	\$554,514,746
	3 mi	41.3		3 mi	31,469		3 mi	\$973,413,113

Disclosure

All information deemed reliable but not guaranteed and should be independently verified. All properties are subject to prior sale, change or withdrawal. Neither listing broker(s) nor Kentwood Commercial/Kentwood Real Estate shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless.

This Offering Memorandum is not intended to provide a completely accurate summary of the Property. All financial projections are believed to be accurate but may be subject to variation depending on but not limited to the market.

Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Kentwood Commercial/Kentwood Real Estate and Property Owner has not made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Offering Memorandum and no legal commitment or obligation shall arise by reason of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of any interested parties.

Kentwood Commercial/Kentwood Real Estate and Property Owner reserve the right, at their own sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice at any time. The Owner shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until said contract is approved by the Owner and mutually-executed by all parties to the contract, and any conditions to the Owner obligations thereunder have been satisfied or waived.

1501

EMPIRE ROAD

LOUISVILLE, COLORADO

PRESENTED BY: _____



Solveig Tschudi Lawrence
Senior Commercial Advisor

303.601.9285
Solveig@KentwoodCommercial.com



Connor Donahue
Senior Commercial Advisor

406.871.3924
ConnorD@KentwoodCommercial.com

Kentwood
Commercial
