









CTC FLEX / INDUSTRIAL SPACE FOR LEASE

280 S Taylor Ave, Suite 200, Louisville, CO 80027

Located in the heart of the Colorado Tech Center in Louisville, Suite 200 at 280 S Taylor Ave offers 9,440 SF of versatile flex/ industrial space with strong functionality and an unbeatable location. Suite 200 features mostly warehouse with access to a small office and a conference room.

FEATURE HIGHLIGHTS

-  2 Grade Level Doors
-  Electrical/3-Phase
-  Ample Onsite Parking
-  High Ceilings
-  Floor Drain
-  Heavy Power

PROPERTY OVERVIEW

SUITE 200	9,440 RSF
LEASE RATE	\$15.50/RSF NNN
EXPENSES (EST)	\$7.39/RSF
AVAILABLE	Immediately
POWER	3 phase, 120 – 208 V, 400 – 800 Amps
CLEAR HEIGHT	17'
LOADING	2 Grade Level Doors
PARKING	2:1,000
ZONING	Industrial

FOR MORE INFORMATION:



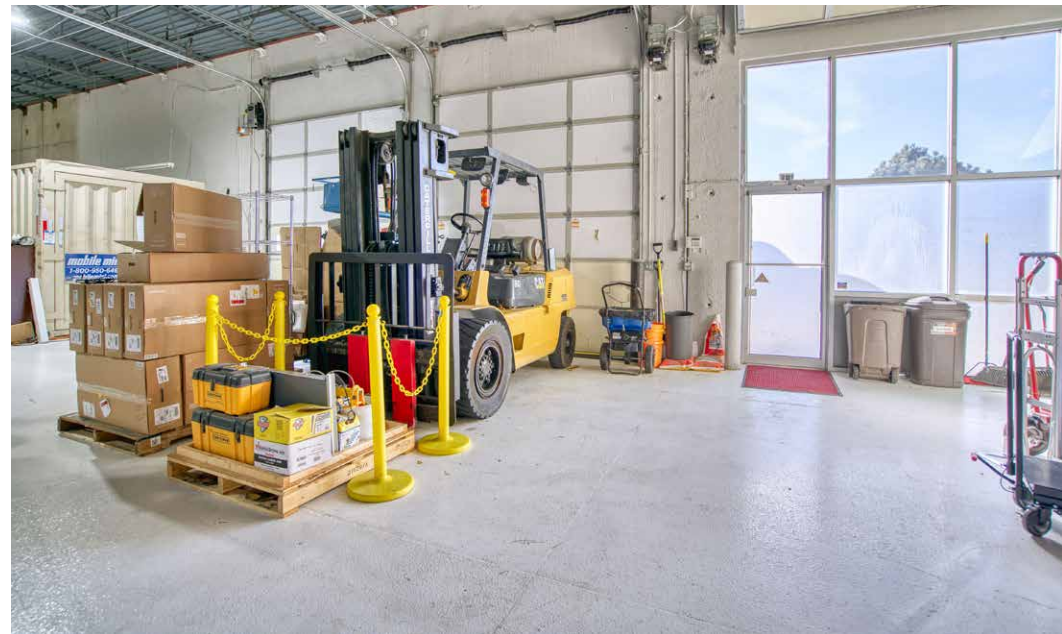
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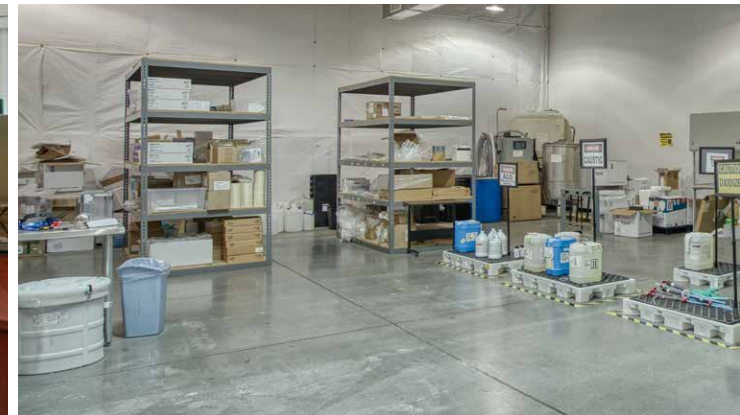
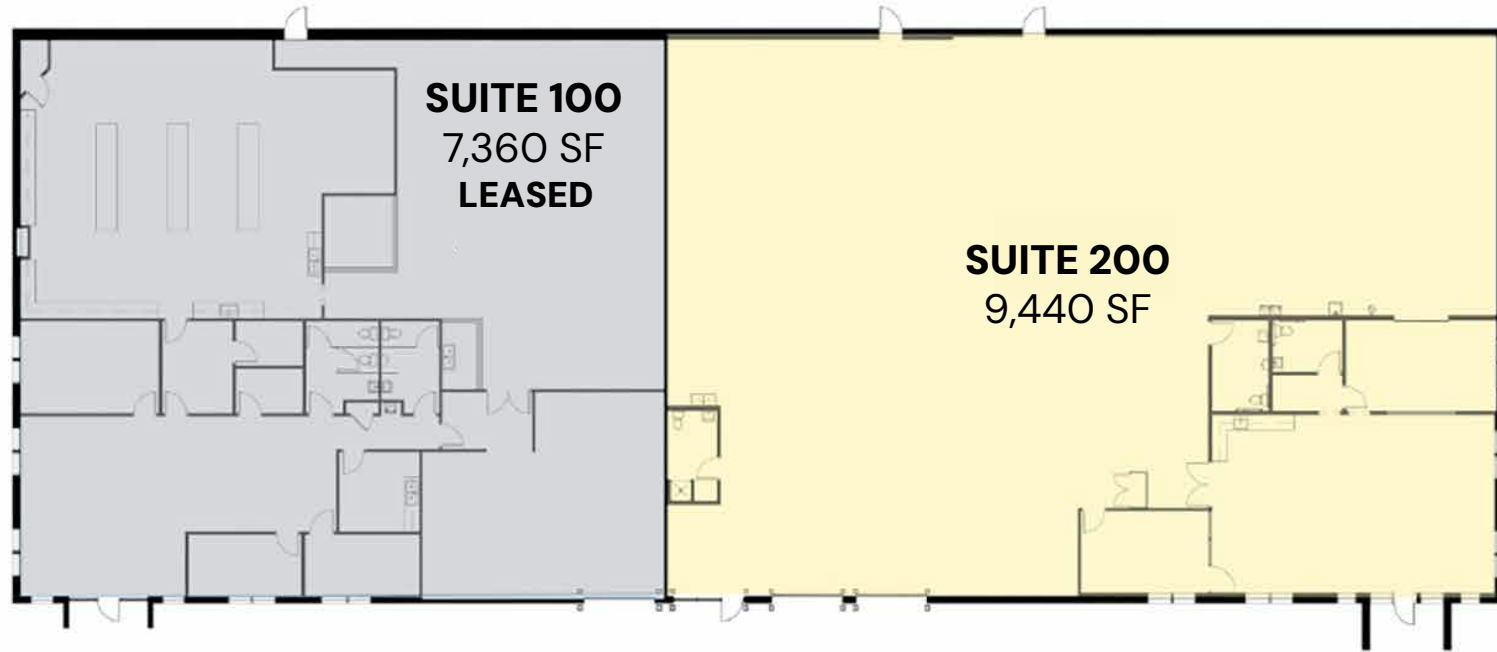
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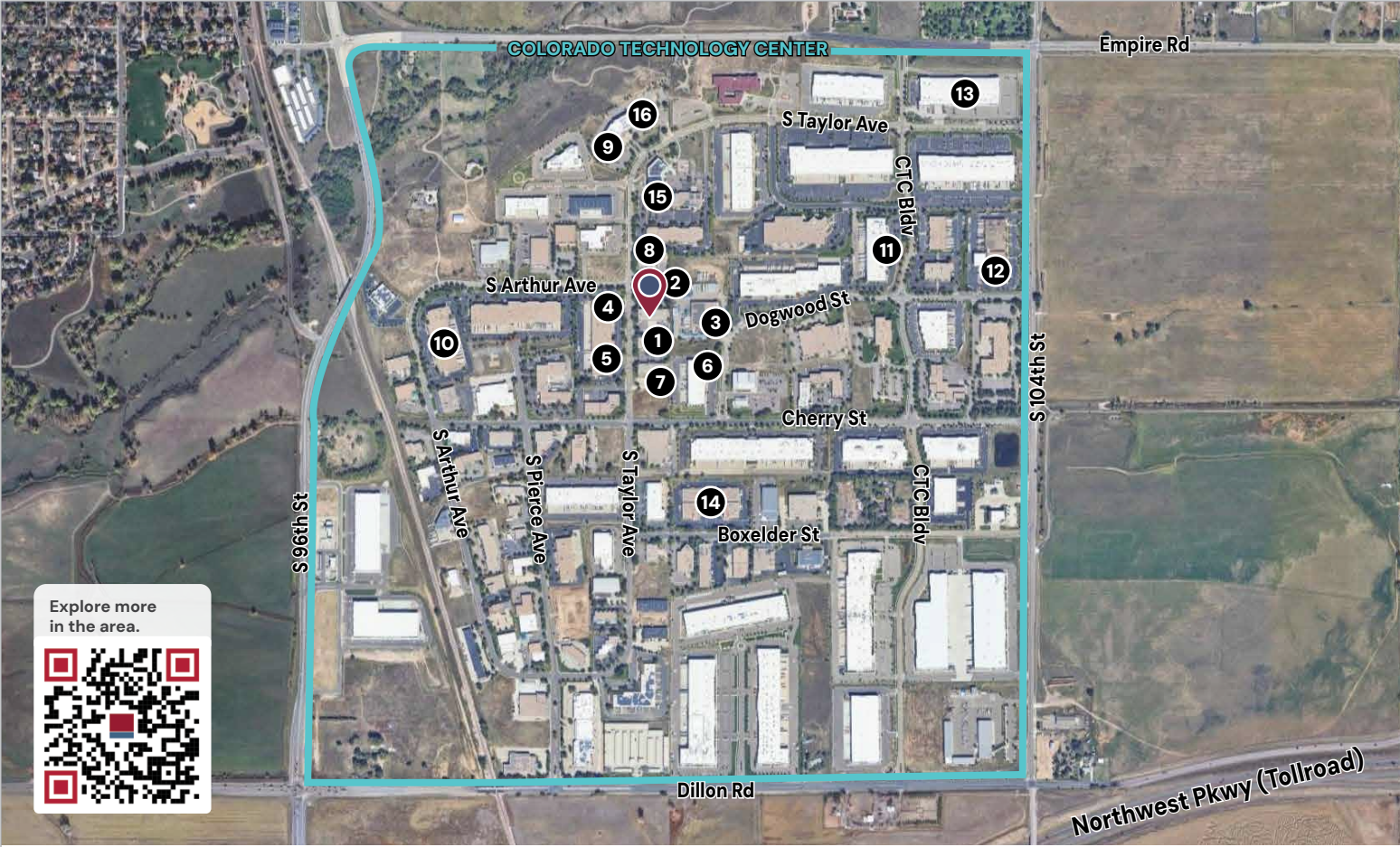
Features include updated HVAC, two grade-level doors, floor drains, showers, and ample on-site parking, supporting both office and light industrial needs. With excellent access to major transportation corridors and nearby amenities, this well-positioned property combines flexibility, efficiency, and convenience in one of Boulder County's most desirable business hubs.



PROPERTY
FLOOR PLAN



PROPERTY LOCATION



- 1 McGuckin Distribution Center
- 2 Westerra
- 3 Eldorado Natural Spring Water
- 4 BD/Medivance/Bard Medical
- 5 Sanmina-Sci Corporation
- 6 Head Rush Technologies
- 7 Doctor D's Sparking Probiotic Drinks
- 8 The Printing Point
- 9 Coherent Technologies
- 10 Kiosk Information Systems
- 11 Fresca Foods
- 12 Izzio Artisan Bakery
- 13 Fedex
- 14 Sierra Space
- 15 Vaisala
- 16 Lockheed Martin

Explore more in the area.

