NEW BUILDING OWNERSHIP

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INDUSTRIAL/FLEX BUILDING FOR LEASE

1797 BOXELDER STREET
LOUISVILLE, COLORADO 80027

Discover the potential of this exceptional 32,000-square-foot industrial/flex building located in the coveted Colorado Tech Center of Louisville, CO. Designed with functionality and adaptability in mind, this facility is ideal for businesses seeking a strategic location for manufacturing, warehousing, or flex operations. With its versatile layout, modern features, and central location, this property offers a rare opportunity for leasing in one of Colorado's most sought-after business hubs. Take advantage of this prime facility to elevate your operations and secure your place in a thriving tech and industrial community.

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

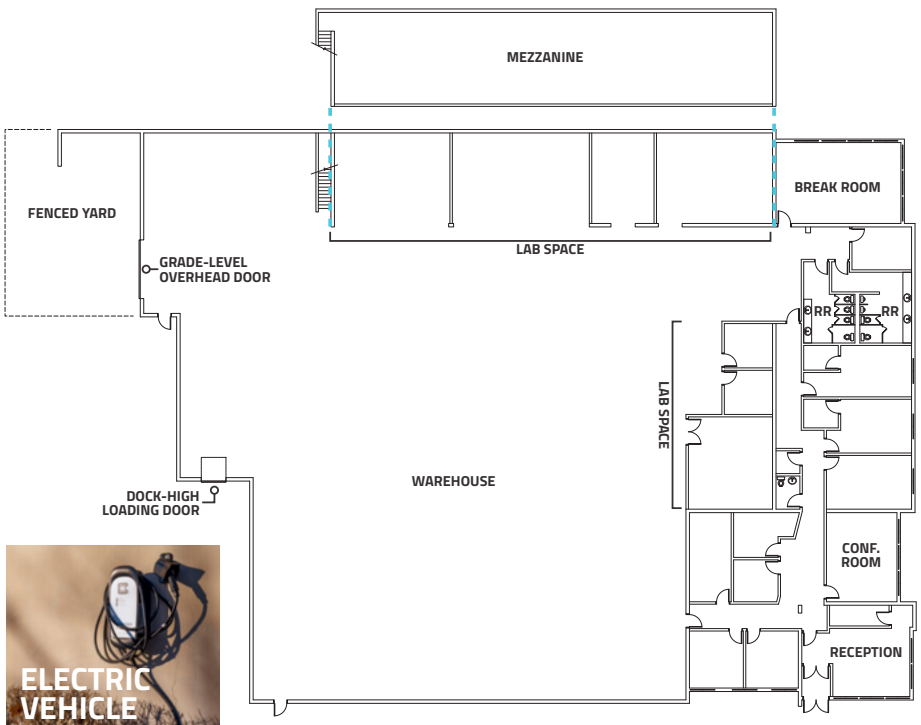
TERMS

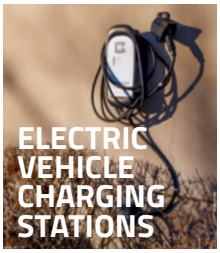
Space Available:	32,000 RSF
Lease Rate:	$13.75 / SF / NNN
Expenses:	$4.48 / SF (Est. 2026)
Zoning:	I - Industrial
Parking:	57 designated spaces (2/1,000 SF)
Clear Height:	20' +

PROPERTY FEATURES

- **Prime Location:** Centrally located within the Colorado Tech Center
- **Versatile Layout:** Designed to meet diverse business needs
- **Load-Bearing Mezzanine:** Provides additional functional space
- **Warehouse Specifications:** 20' clear height, perfect for efficient operations
- **Dock & Grade-Level Loading:** Ensures easy shipping and receiving
- **Robust Power Supply:** 1,200 amps, 480v, 3-phase power for demanding operations
- **Exterior Enclosed Storage:** Secure outdoor storage options
- **Climate Control:** Equipped with swamp coolers for temperature regulation
- **Convenient Amenities:** On-site shower and floor drains for added practicality

FLOOR PLAN





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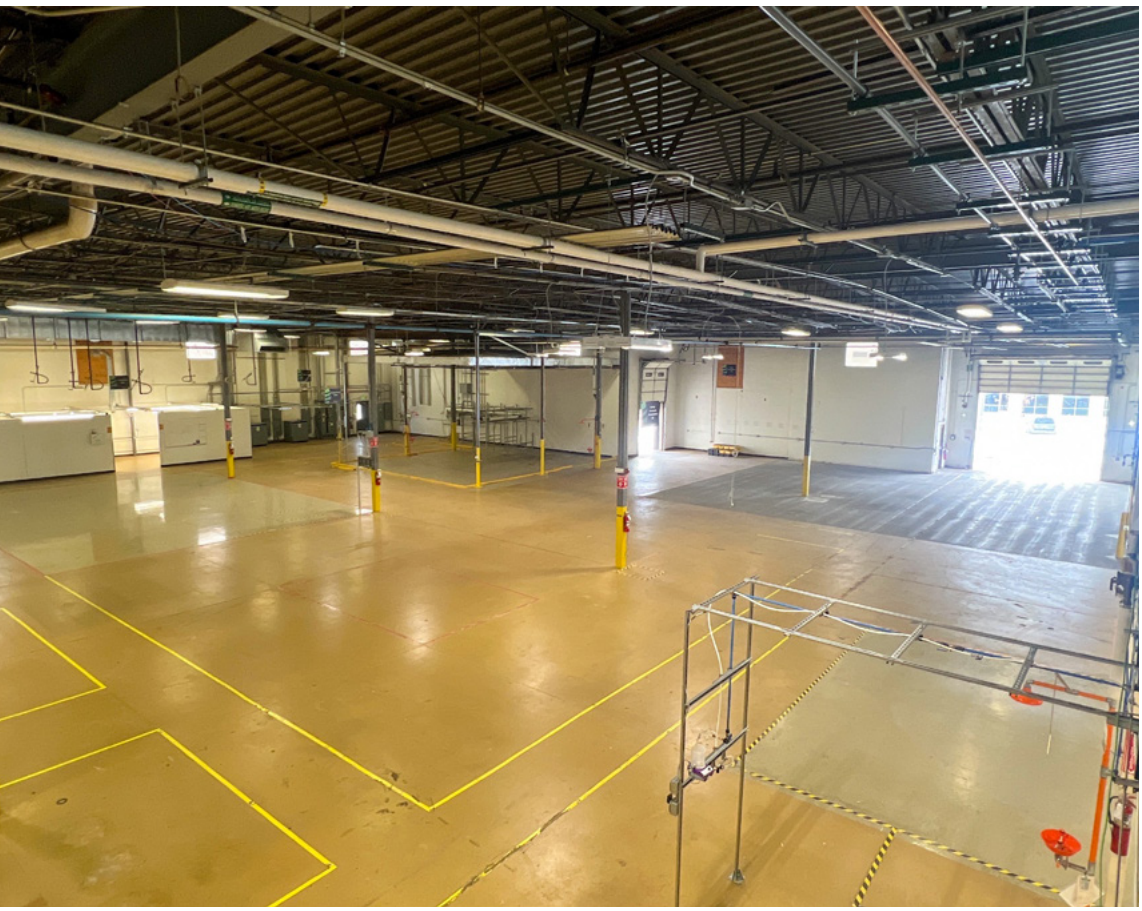
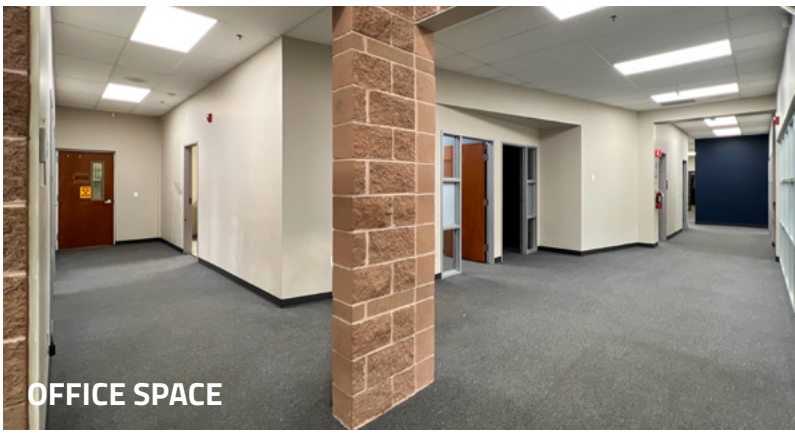


MEZZANINE

LAB SPACE

BREAK ROOM

RECEPTION



OFFICE SPACE

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