

FOR SALE

385 S. Pierce Avenue, Louisville

R&D/FLEX BUILDING FOR SALE



R&D FLEX BUILDING FOR SALE

\$2,900,000 (\$68.01/SF)

Building Size Approximately: 42,640 Square Feet

Available: 30,234 Square Feet

Building Operating Expenses: \$3.43/Square Feet

Located in Louisville, the Colorado Technology Center is home to several leading manufacturing and high tech companies in Boulder County and has close proximity to ConocoPhillips' new alternative energy R&D/training facility. 385 South Pierce, known as CTC I, is an R&D/Flex building located near the Northwest Parkway, Highway 287, and Highway 36. The building features abundant power, three dock-high exterior doors with shared building access, one dock-high truck pit, and two existing grade level drive-ins with the possibility to add an additional three, and offers a clear height of 16.5 feet.

**EXCLUSIVELY
REPRESENTED BY**

Ronan B. Truesdale
 Russell A. Lee
 Ashley C. Overton
 Geoffrey E. Keys

303.447.2700

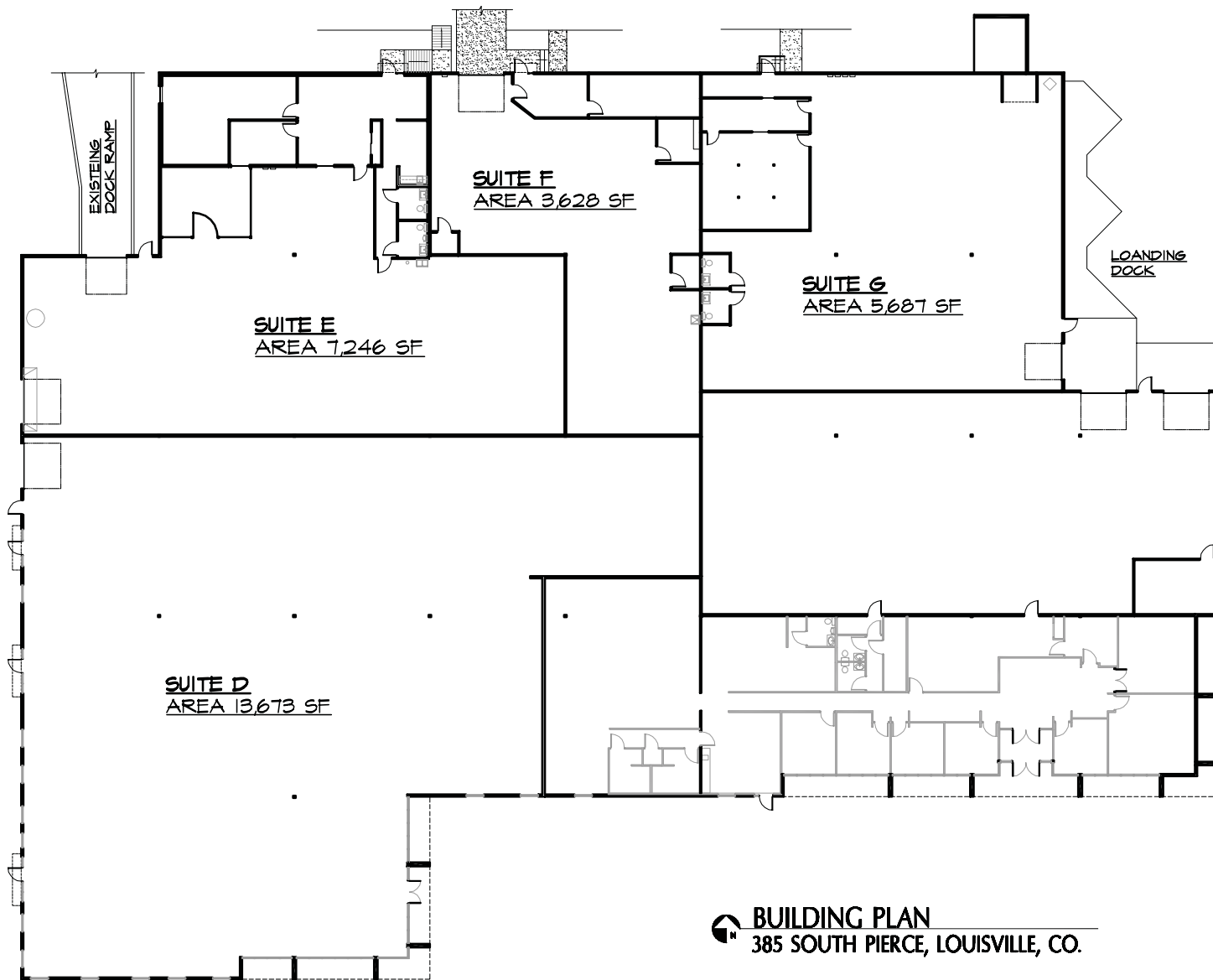
1919 Fourteenth Street, Suite 800 | Boulder, CO 80302
 303.447.2700 | www.keys-commercial.com

Keys Commercial

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GREAT LOCATION IN THE CTC



BUILDING PLAN
385 SOUTH PIERCE, LOUISVILLE, CO.

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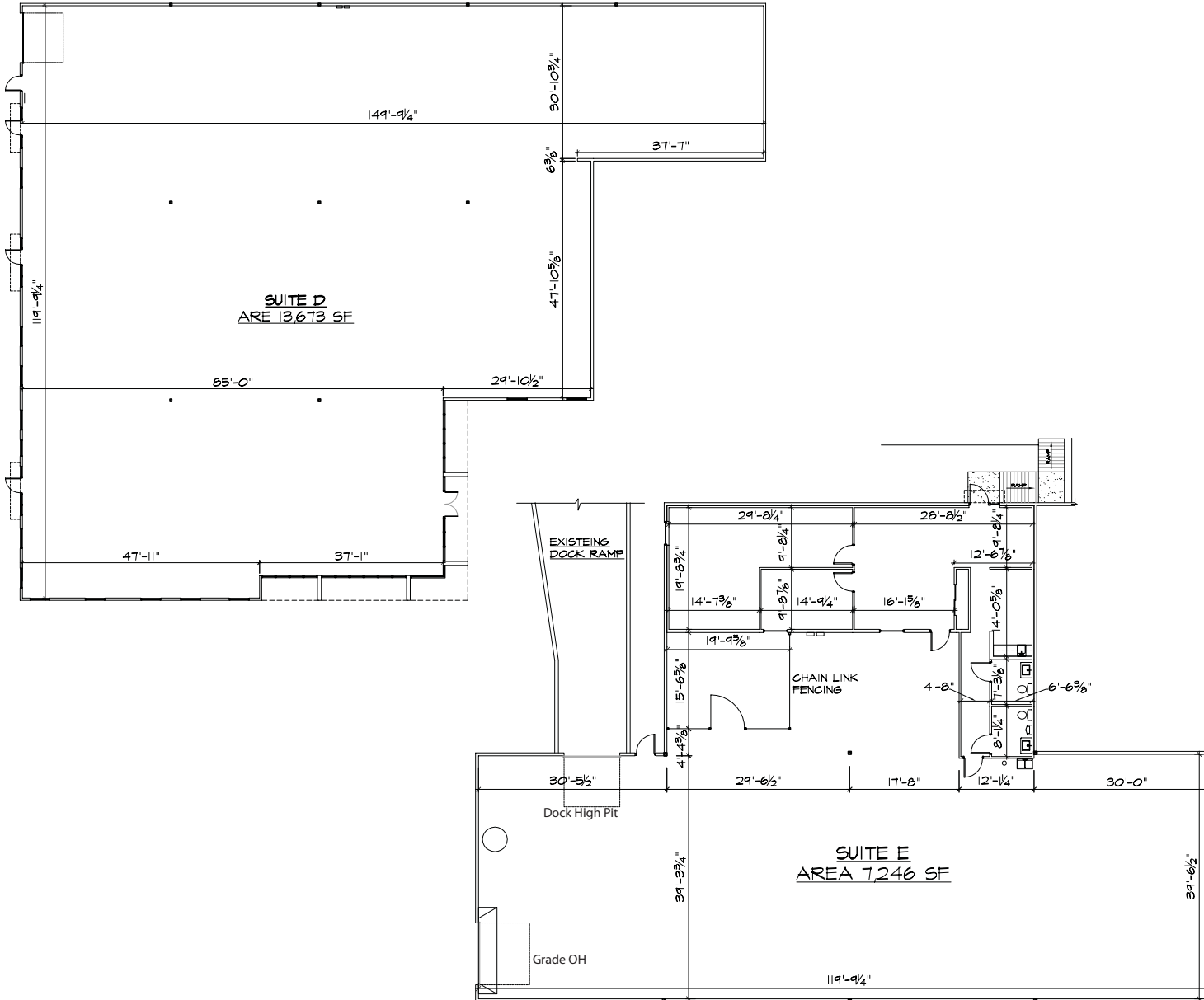
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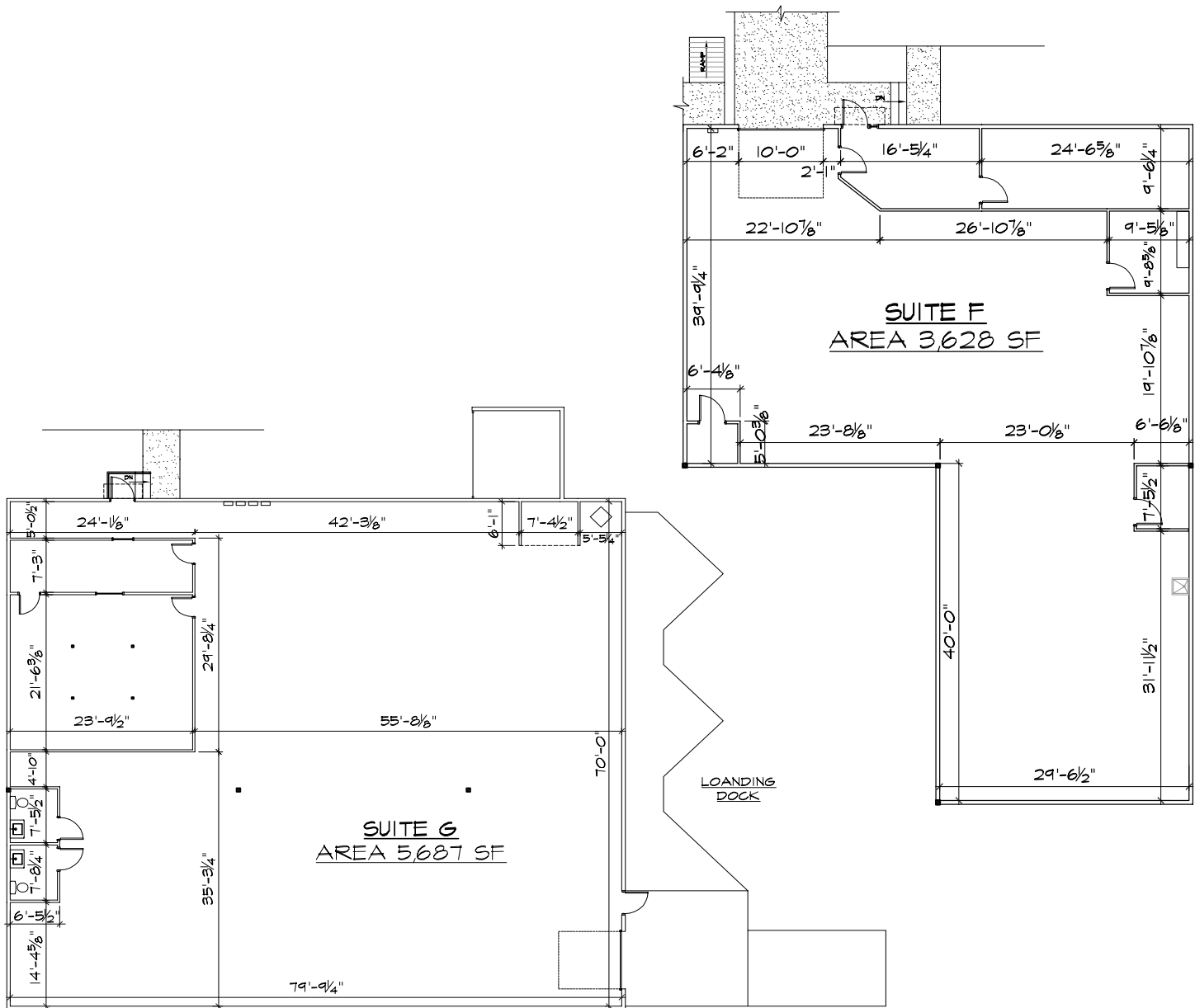
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