



### PROPERTY HIGHLIGHTS

**Fantastic location in the Colorado Tech Center** with easy access to US 36, Interlocken, Flatiron crossing & E-40 Toll Road. It has a high bay warehouse with 20' clear ceilings, and dock high as well as grade level ramp loading.

- On-Site Parking
- High Ceilings
- Grade-level Door
- Dock-High Door
- Upgraded lighting
- Clean floor - recently coated

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<b>Available SF:</b>	4,020 RSF
<b>Available:</b>	Immediately
<b>Lease Rate:</b>	\$10.00/RSF NNN
<b>Expenses:</b>	\$4.20/RSF
<b>Lease Term:</b>	Sublease to February 28th, 2022
<b>Zoning:</b>	Industrial

DISCLAIMER: The information contained in this brochure has been obtained from sources we believe to be reliable. However, while we have no reason to doubt the accuracy of the information, it is important for you to understand that we have not verified the accuracy or completeness of the information and, therefore, do not make any guarantees, warranties or representations regarding the accuracy and completeness of the information provided. It is your responsibility to verify and confirm the accuracy and completeness of the information contained herein. The tenant, buyer, seller and/or landlord should not rely on the information contained in this brochure but instead should independently verify the permitted use and zoning of the property him or herself. The zoning link is for initial informational purposes only.

### CONTACT US

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# INDUSTRIAL SPACE FOR SUBLEASE ROCKY MOUNTAIN/COMMUNITY SHARE BUILDING

Colorado  
Group

650 S. TAYLOR, LOUISVILLE, CO 80027



## PROPERTY FLOOR PLAN



The Colorado Group, Inc. | 3434 47th St, Suite 220, Boulder, CO 80301 | 303-449-2131 | [www.coloradogroup.com](http://www.coloradogroup.com)

\* For a complete disclaimer, please see page one of this brochure.

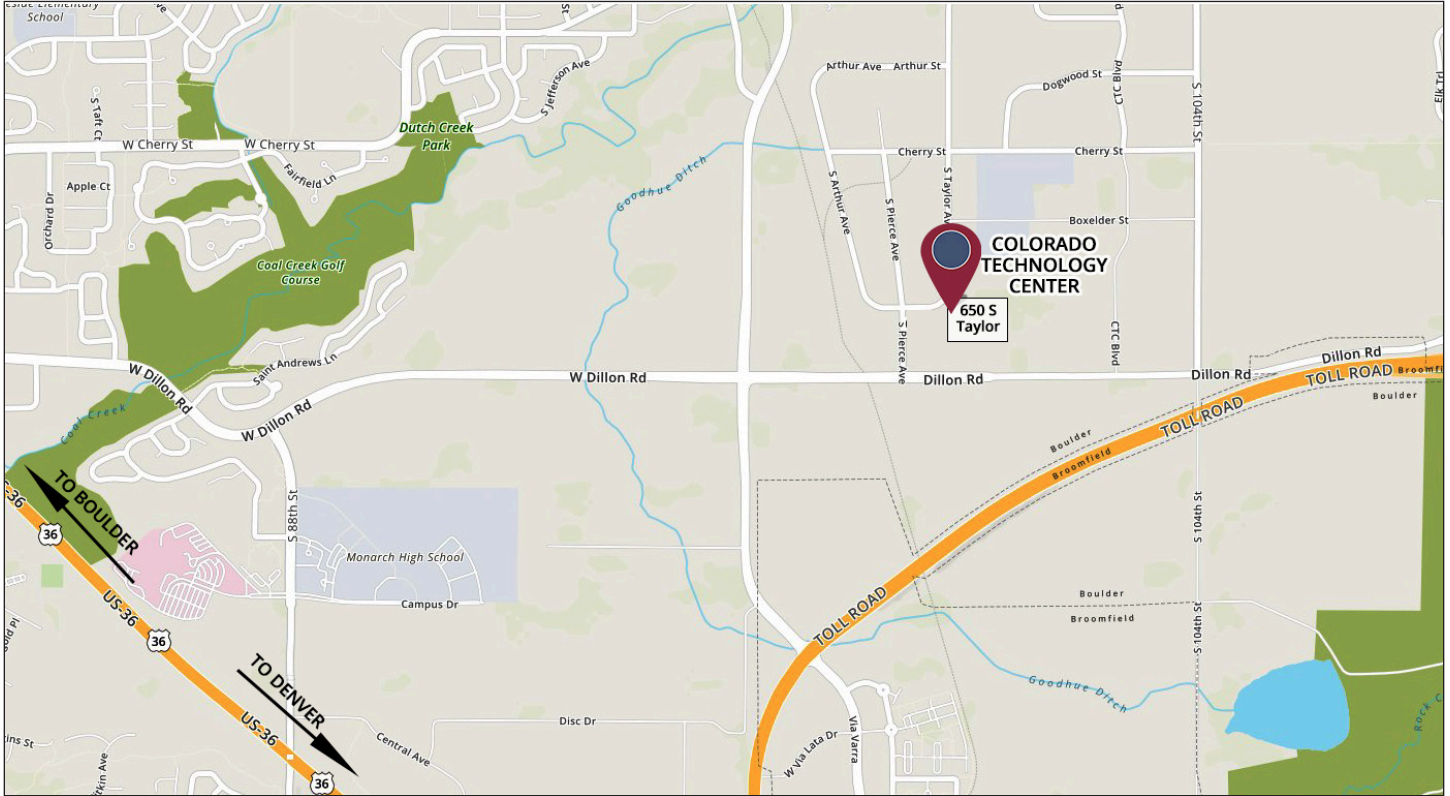


# INDUSTRIAL SPACE FOR SUBLEASE ROCKY MOUNTAIN/COMMUNITY SHARE

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650 S. TAYLOR, LOUISVILLE, CO 80027

## PROPERTY LOCATION



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