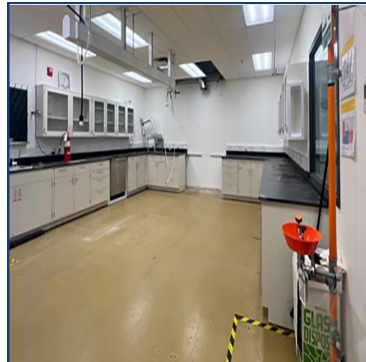


**1797 Boxelder St**  
Louisville, CO

**28,543 SF + 3,457 SF of  
load bearing mezzanine**  
**Total: 32,000 SF**

## **Industrial/Flex Building For Lease!**

- **Prime Location:** Centrally situated in the Colorado Tech Center, a sought-after business hub.
- **Versatile Layout:** Designed to accommodate a variety of industrial, warehouse, or flex-space.
- **Warehouse Efficiency:** 20'+ clear height for optimal operational capacity.
- **Dock & Grade-Level Loading:** Easy access for shipping and receiving.
- **Robust Power Supply:** 1,200 amps, 480v, 3-phase power to support heavy operations.
- **Load-Bearing Mezzanine:** Additional functional space for diverse business needs.
- **Secure Outdoor Storage:** Fenced yard for exterior enclosed storage.
- **Convenient Amenities:** On-site shower and floor drains for added functionality.
- **Office & Lab Space:** Includes mezzanine lab space, break room, reception area, and conference room.
- **Ample Parking:** 57 designated spaces for employees and visitors.
- **Industrial Zoning:** Zoned I - Industrial, suitable for a wide range of business uses.



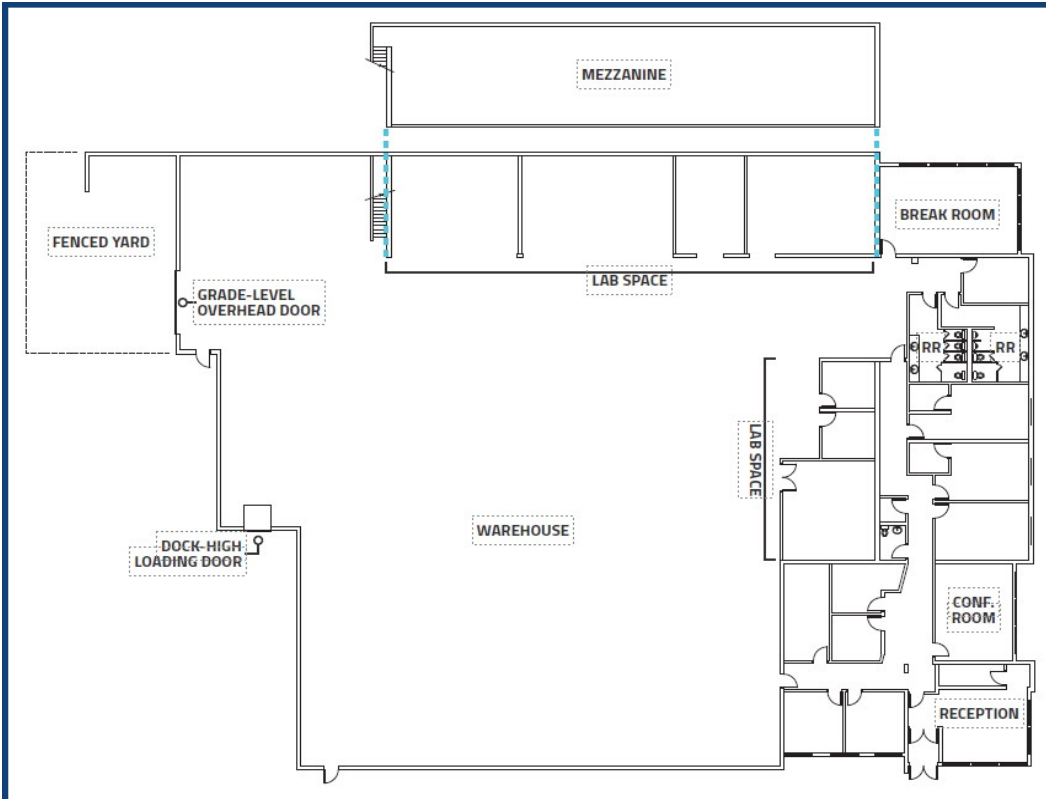
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Contact us for more information:  
[leasing@teboproperties.com](mailto:leasing@teboproperties.com)  
303-447-8326  
[www.TEBOproperties.com](http://www.TEBOproperties.com)



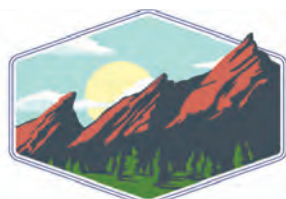
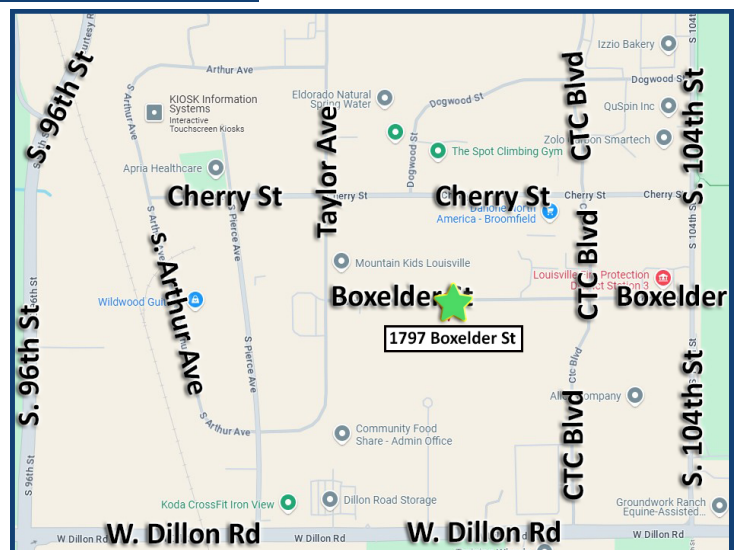
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# 1797 Boxelder, Louisville, CO



Unit	Size	Price
1797	32,000 SF	<b>\$15.75/SF + NNN*</b> (NNN estimated at \$4.50-\$5.00/SF)

*\*All NNN are as of 12/31/24*



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