

168 CTC Blvd - Colorado Tech Center



Location: **AKA Dogwood St
Boulder Ind Cluster
Boulder County Ind Submarket
Boulder County
Louisville, CO 80027**

Building Type: **Class B Warehouse**

Status: **Built Oct 2001**
Tenancy: **Multiple Tenant**

Land Area: **4.28 AC**
Stories: **1**
RBA: **28,725 SF**

Management: -
Recorded Owner: **Ctc Commercial Llc**

Total Avail: **8,189 SF**
% Leased: **100%**

Ceiling Height: **16'0"**
Column Spacing: -
Drive Ins: **1 - 14'0"h**
Loading Docks: **15 ext**
Power: -

Crane: -
Rail Line: **None**
Cross Docks: **None**
Const Mat: -
Utilities: **Gas - Natural, Heating - Gas**

Expenses: **2015 Tax @ \$2.90/sf; 2016 Ops @ \$4.61/sf**

Parcel Number: **1575160-17-002, 1575160-26-004**

Parking: **80 Surface Spaces are available; Ratio of 2.79/1,000 SF**
Amenities: **Air Conditioning**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite E	3,452	8,189	\$11.50-\$12.50/nnn	30 Days	Negotiable	Direct
P 1st / Suite F	4,737	8,189	\$11.50-\$12.50/nnn	30 Days	Negotiable	Direct