

Single Tenant / Net Lease
Class A Industrial

1875 TAYLOR AVENUE

Louisville, CO 80027

1

Building

83,625

Square Feet

6.81

Acres

2022

Year Built

100%

Occupied

1

Tenant

1875 Taylor Avenue represents a high-quality Class A industrial building spanning 83,625 SF in the premier Colorado Tech Center located in Denver's Northwest Industrial Submarket. Situated in Louisville, Colorado, the encompassing area is widely recognized as one of the most affluent markets in the country characterized by ample employee and executive housing communities, a highly educated workforce, nearby area amenities, proximity to Boulder, Metro Denver and growing Northern Colorado communities. The Property was completed in 2022 and was 100% preleased to a leading green technology tenant on a 10-year lease offering incoming investors strong contractual cash flow with 3.00% escalations.



State-of-the-art

new Class A construction



Directly in the path of growth

as the population shifts further north from Denver.



Mission-critical location

and corporate headquarters; sticky tenant with high probability of renewal.



Located in the Colorado Tech Center,

the premier industrial hub of Northwest Denver, where infill sites have dwindled quickly.



Located in Boulder County,

home to the most educated workforce in the country and the epicenter of Colorado's growing life sciences market.



Robust demographic and amenity profile

coupled with premier executive housing options near one of the most expensive home markets in the country in Boulder.



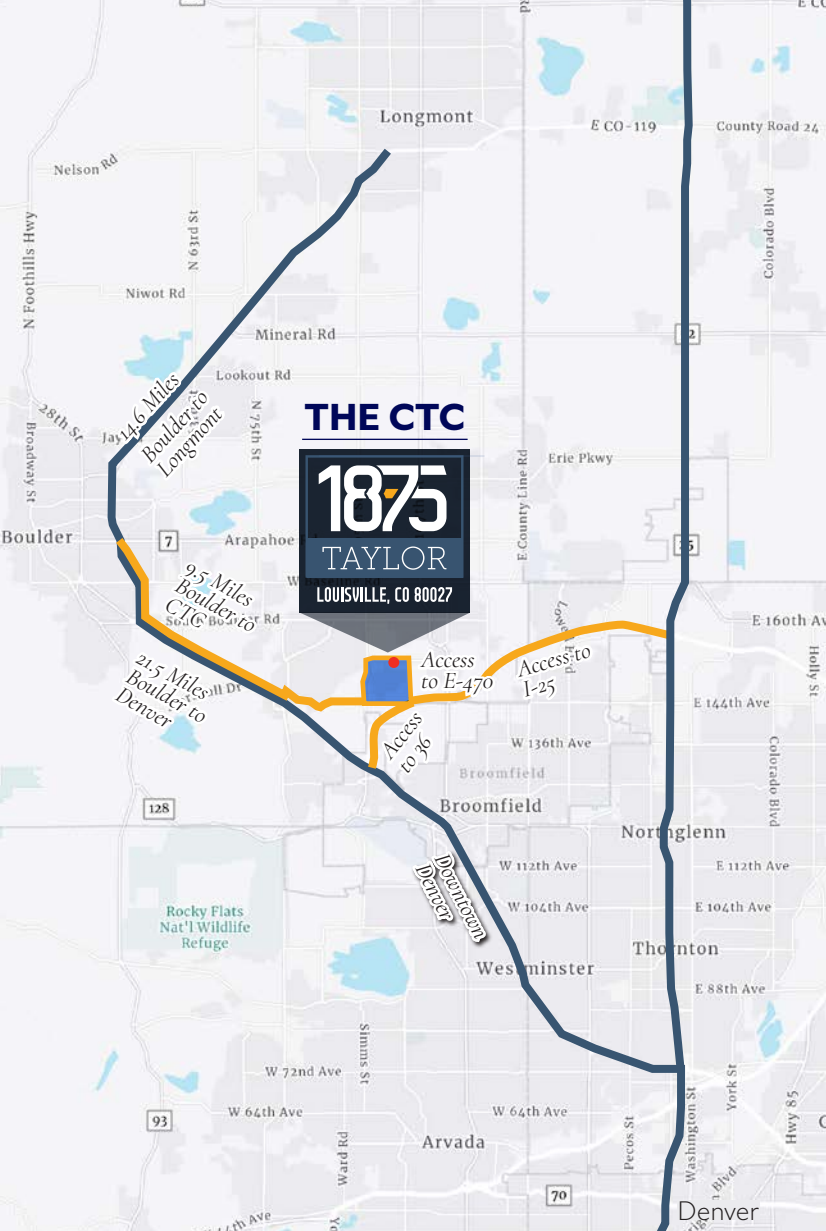
Close proximity to E-470

and US-36, providing the ability to access the entire Denver metro and beyond.

Colliers

COLLIERS INVESTMENT SERVICES GROUP

1875TAYLOR.COM



T.J. Smith, SIOR
+1 303 283 4576
tj.smith@colliers.com

Nick Rice, SIOR
+1 720 833 4620
nick.rice@colliers.com

Brad Calbert, NAIOP, ULI
+1 303 283 4566
brad.calbert@colliers.com

4643 S. Ulster St.
Denver, CO 80237
colliers.com/denver | +1 303 745 5800

Colliers

Jack O'Rourke
+1 720 833 4635
jack.orourke@colliers.com

Jackie Brown
+1 303 309 3529
jackie.brown@colliers.com

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