



EQT | EXETER



769 CTC Boulevard

Louisville, CO

Building Size: 95,047 SF | 95,047 SF of Industrial Space Available

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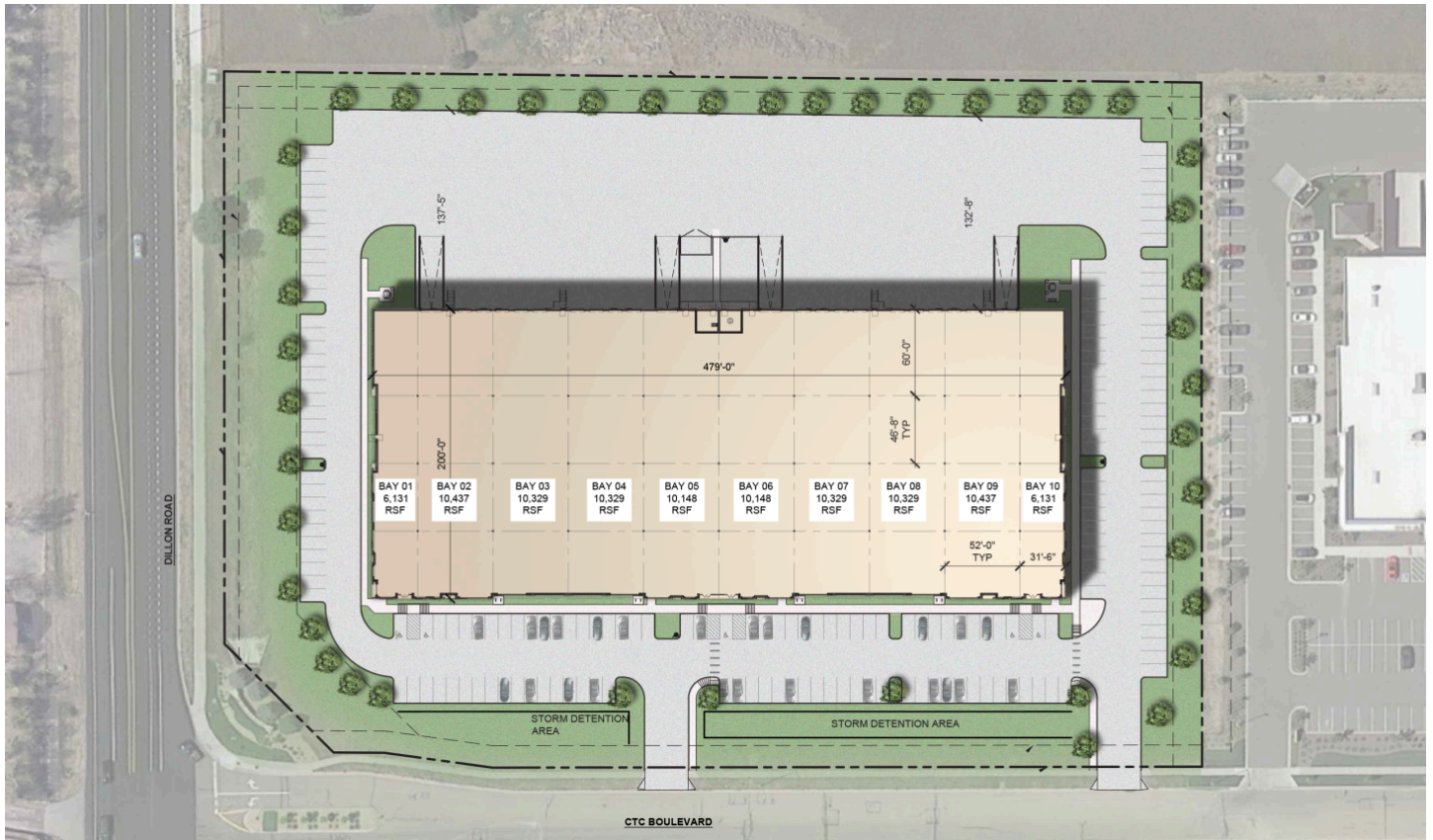
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Building Size: 95,047 SF | Building Availability: 95,047 SF

Building Specifications

- Industrial space available
- 95,047 SF total building size
- 95,047 SF available size
- Divisible to 25,000 SF
- Building Dimensions: 479' x 200'
- Clear Height: 28'-0"
- Parking Stalls: 188 existing stalls (1.88 / 1000 SF); additional striping available
- Column Spacing: 52' x 46'8" (Typical); 60' Speed Bay
- Dock Doors: 18 (9'x10')
- Grade doors: 4 (14' x 16')
- Sprinklers: ESFR
- Electrical Power: 3300A Connected Load, 277/480V 3PH, 4W
- Zoning: Industrial (City of Louisville)
- Built in 2022



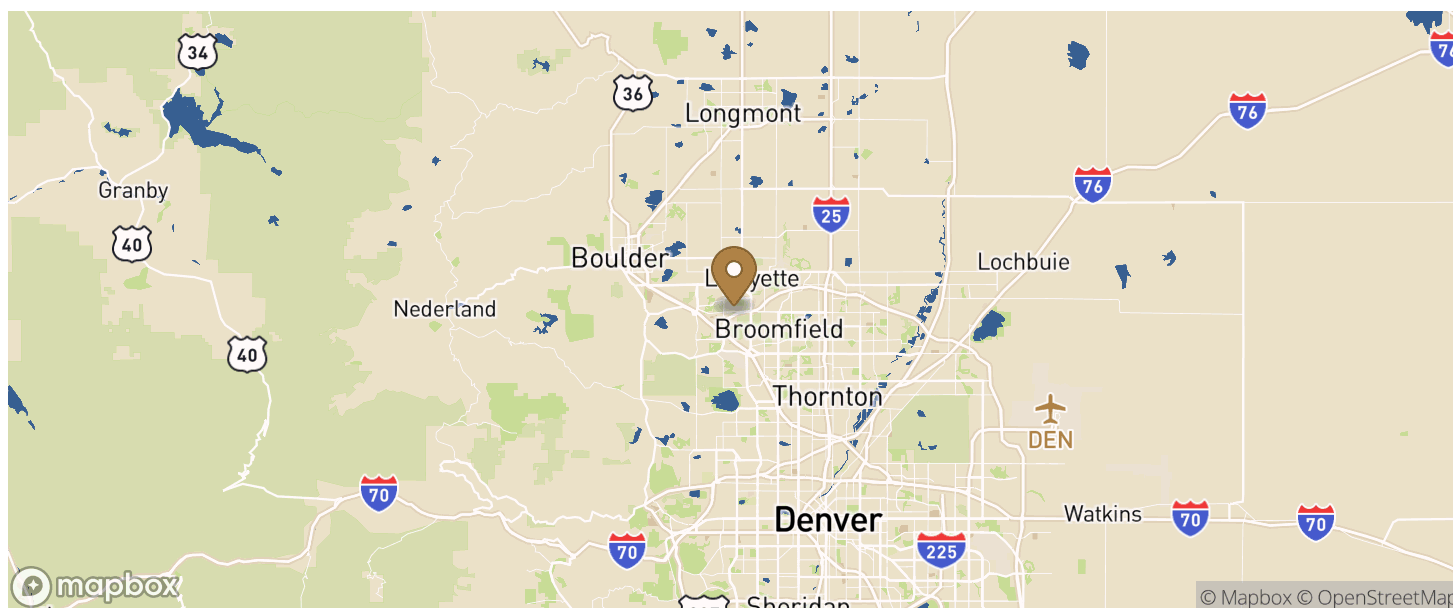
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Location



Population

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ACCESS AND LABOR FORCE	10 MILES
Total Population	594,039
Total Labor Force	311,424
Unemployment Rate	4.02%
Median Household Income	88,134
Warehouse Employees	2,486
High School Education Or Higher	65.73%