

## Warehouse Space for Sublease

1501 EMPIRE ROAD | LOUISVILLE, CO 80027

Size: 2,340 SF

Rate: \$3,800 Gross

Zoning: Industrial

Date Available: Now

Sublease through December 2025

# A LIFE OF ADVENTURE

We wracked our brains trying to think of something you COULDN'T do with this warehouse space, and we came up short. Talk about versatility... and in great company too. This separate, secured sublease shares a building with no other than (drumroll please) Avid4 Adventure! You know, the cool kids with the summer camps. So, be prepared to get excited because adventure awaits just steps from downtown Louisville.

### PROPERTY HIGHLIGHTS

- Share with an amazing B Corp - Avid4 Adventure
- Open Warehouse Space with 4 Drive-In Overhead Doors Dock
- Secured Gate Access
- On-site Parking
- Great Access to Downtown Louisville and Trails
- Shared bathroom and kitchen, accessed through the exterior of the building

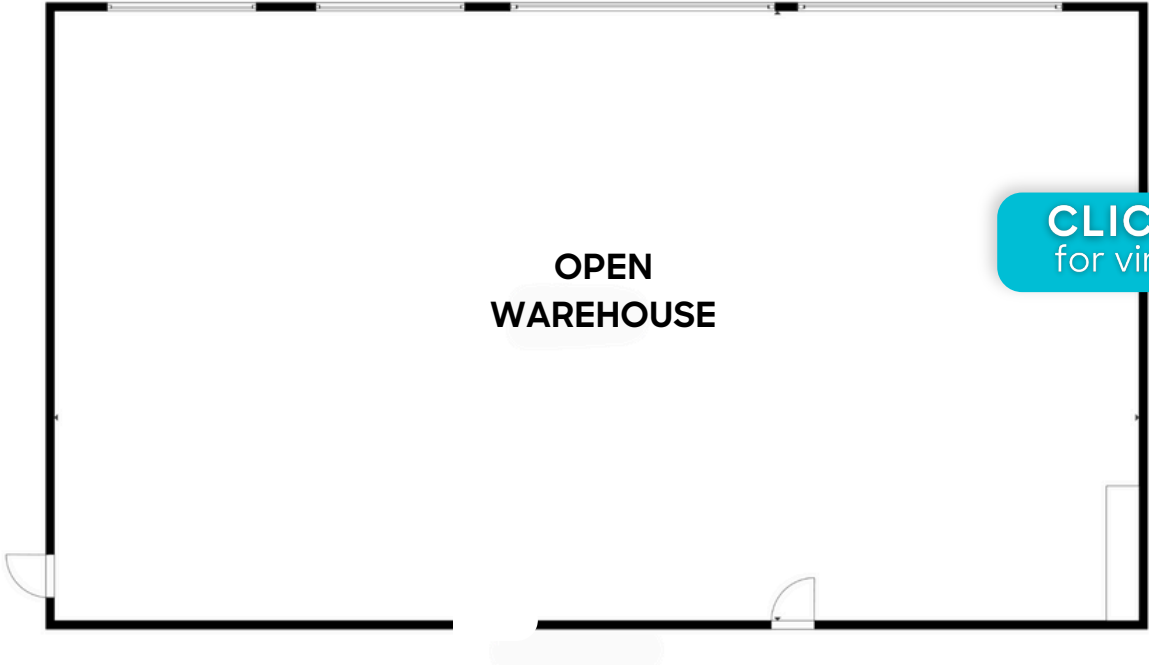


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## 4 DRIVE-IN OVERHEAD DOORS



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