



LOUVIERS, COLORADO

OPPORTUNITY

The property owner seeks to identify one or more developers or end users interested in the acquisition and redevelopment of this former commercial and industrial site located in central Colorado. Located 20 miles south of Denver and directly adjacent to the historic Village of Louviers, this property offers a unique opportunity in the vibrant and growing Denver metro region. The size and location of the property present multiple options for future land uses. Opportunities exist for entities seeking to benefit from the integration of redevelopment with the remaining environmental remediation activities.

PROPERTY FACTS

Address	7255 North Main Street, Louviers, CO
Total Acreage	Approximately 357 acres
Tax Parcels	Single parcel; subdivision may be possible
Current Zoning	Mix of industrial and rural residential; regulated by Douglas County, CO
Status	Former commercial and light-use industrial property; all operations ceased in 1990



LOCATION & ACCESS

Region	Denver Metro Region
Neighborhood	Adjacent to historic Louviers; surrounded by industrial, agricultural, open space, and residential uses
Site Access	Located off US-85; 12 miles to I-25
Airport	20 miles to municipal Centennial Airport; less than 50 miles to Denver International Airport

FOR MORE INFORMATION: www.industrial-portfolio.com (888) 508 - 6710



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AVAILABLE PROPERTY

The property consists of approximately 357 acres of available land with varying characteristics. Subdivision opportunities may potentially exist.

PROPERTY ASSETS

- 11,300 square foot warehouse onsite
- Well water
- Natural gas connection available
- Douglas County infrastructure and access improvements currently planned

ENVIRONMENTAL STATUS

Site investigation and remediation activities are underway and significant progress has been made. The property is currently regulated by the Colorado Department of Public Health and Environment under a closed Resource Conservation and Recovery Act (RCRA) permit. Deed restrictions and land use covenants may restrict the future use of portions of the site. Some areas are available for unrestricted use. The property is subject to groundwater use restrictions and ongoing monitoring and maintenance.