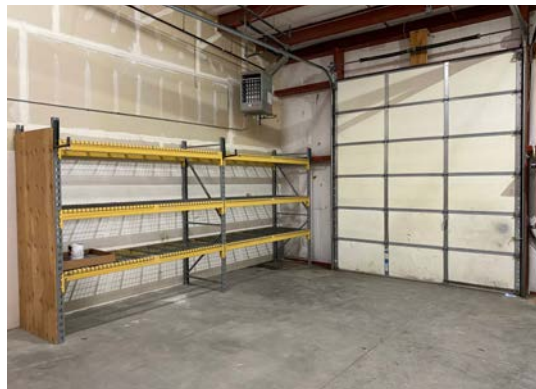


**PRICE REDUCTION!
LOCATED RIGHT OFF HIGHWAY 287**

2,392 SF INDUSTRIAL SPACE AVAILABLE FOR LEASE

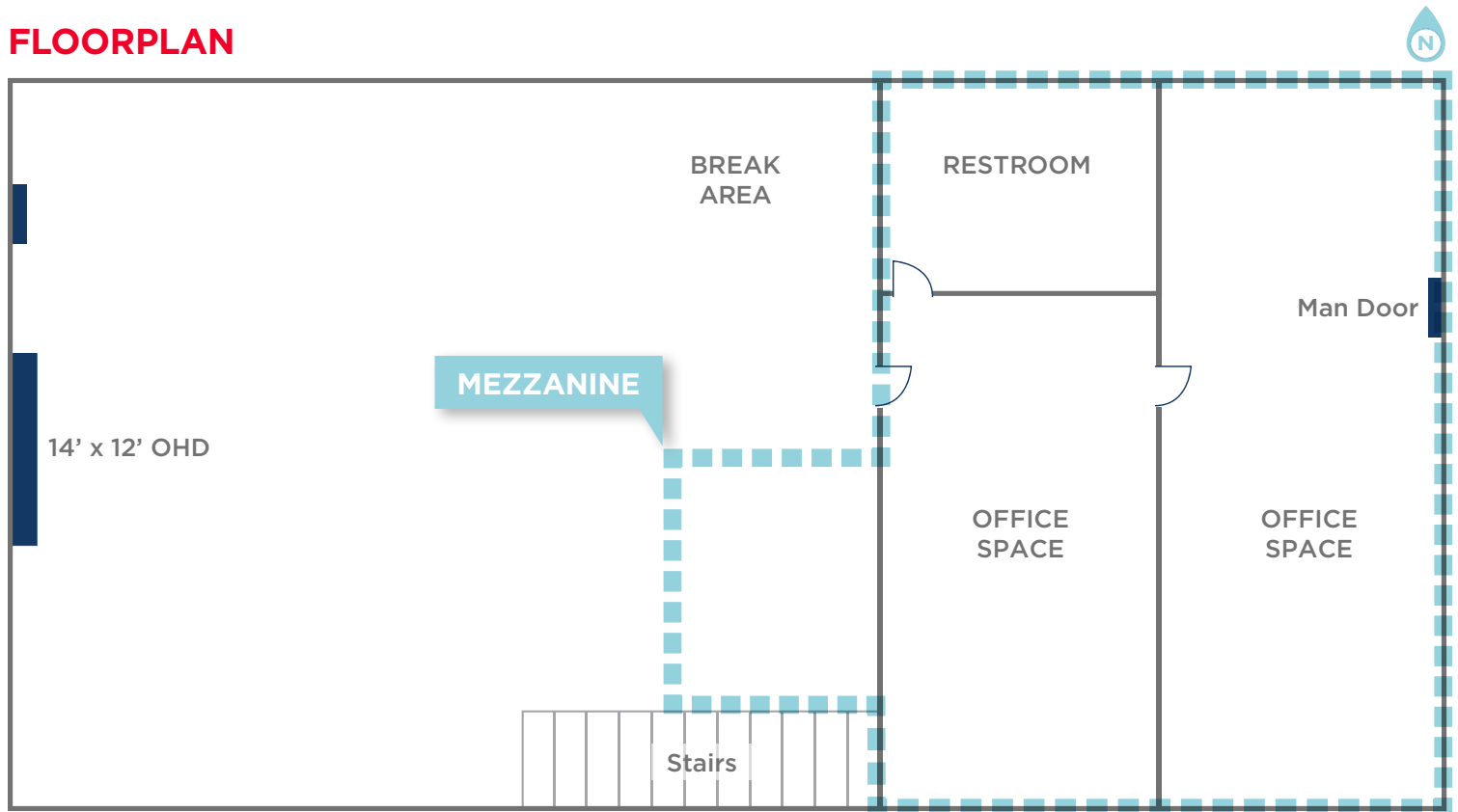
LEASE RATE: \$2,400 / MONTH (MODIFIED GROSS)

This 2,392 square foot industrial condo is located right off Highway 287 providing convenient access to both Fort Collins and Loveland. The space consists of both office and warehouse with a second level mezzanine for additional storage. The flexible industrial zoning within a commercial complex makes this a great opportunity for any industrial or flex user. Please contact the listing broker for more information.

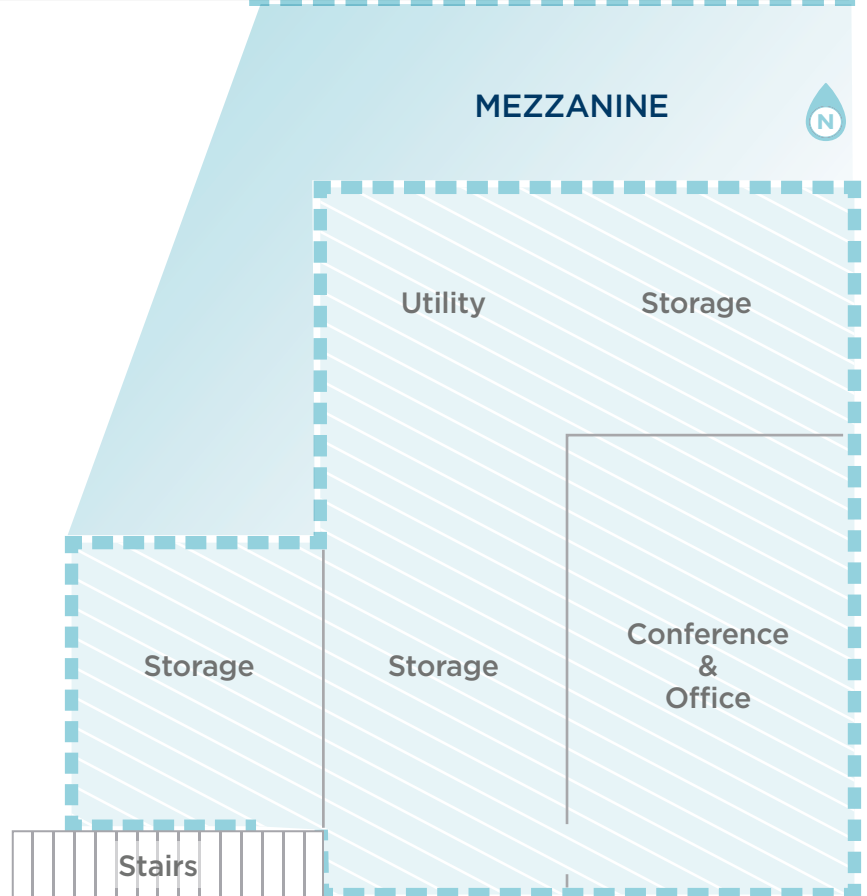
PROPERTY HIGHLIGHTS

Loading	(1) 12' x 14' x OHD
Power	200 Amps / 3 Phase
Zoning	I - Developing Industrial
Year Built	2000

FLOORPLAN



Floor plan is not to scale



CITY OF LOVELAND AREA HIGHLIGHTS

cushmanwakefield.com



LOVELAND

ABOUT LOVELAND

The city of Loveland is south of Fort Collins, its larger neighbor and the county seat. The two cities have been steadily growing towards each other over the last several decades and are considered to be a single metropolitan area by the U.S. government. The establishment of county-owned open space between the two communities in the 1990's was intended to create a permanent buffer to contiguous growth.

Loveland has aggressively expanded its incorporated limits eastward to embrace the interchanges at Interstate 25 (I-25). The I-25 & Crossroads Boulevard intersection and the I-25 & U.S. Highway 34 intersection are both being developed with retail and commercial properties filling in nicely. In the last decade, the I-25 & Hwy. 34 intersection has become a primary commercial hub of northern Colorado, with the construction of shopping centers such as the Promenade Shops at Centerra and the Outlets at Loveland, and the addition of the Budweiser Events Center. The Medical Center of the Rockies has also been built near the Interstate 25 and U.S. Highway 34 interchange, Centerra.

Loveland has embraced urban living and has two successful multi-family assets located in the heart of the downtown corridor. In addition, there are dozens of historic homes located within a short walk of downtown. The retail establishments of Lincoln Place consider downtown Loveland's residents the most crucial amenity in that a built-in customer base is present.

DEMOGRAPHIC HIGHLIGHTS



Total Population (2023)

77,723



Total Households

33,040



Per Capita Income

\$45,304



Median Age

41.4



Total Employees

43,479



Total Square Miles

35.56

6712 NORTH FRANKLIN AVENUE

LOVELAND, COLORADO 80538



For more information, please contact:

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