



599

WEST 71st STREET

LOVELAND
COLORADO 80538

Industrial Space For Sale or Lease | 14,130 SF

Sale Price: \$3,050,000.00

Lease Rate: \$11.50/SF NNN | NNN \$4.19/SF



**CUSHMAN &
WAKEFIELD**



// PROPERTY FEATURES

Welcome to 599 West 71st Street, a premier property offering 14,130 square feet of versatile industrial and office space. Nestled in a prime location, this facility combines functionality with convenience, ideal for businesses seeking a strategic base of operations. The property's expansive layout provides ample room for a variety of industrial processes and office configurations, making it a perfect choice for companies looking to optimize their workspace. With its strategic location, 599 West 71st Street ensures excellent connectivity and accessibility, positioning your business at the heart of a dynamic and thriving area.

PROPERTY DETAILS

Available Size 14,130 SF
Year Built 2012
Power 400 amps, 208V, 3-phase
Loading One (1) 14' x 12' overhead door
Two (2) 12' x 12' overhead doors

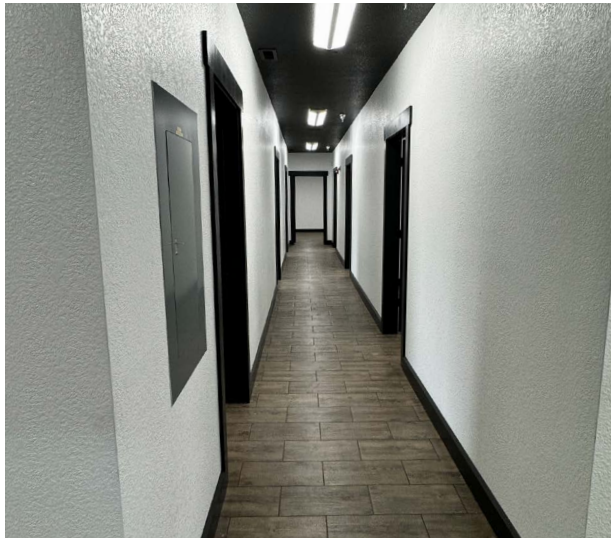
OTHER FEATURES

- Fire suppression
- Radiant heat in main shop
- Exhaust vents and compressed air lines
- Newly renovated office

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// GALLERY





CONTACTS:

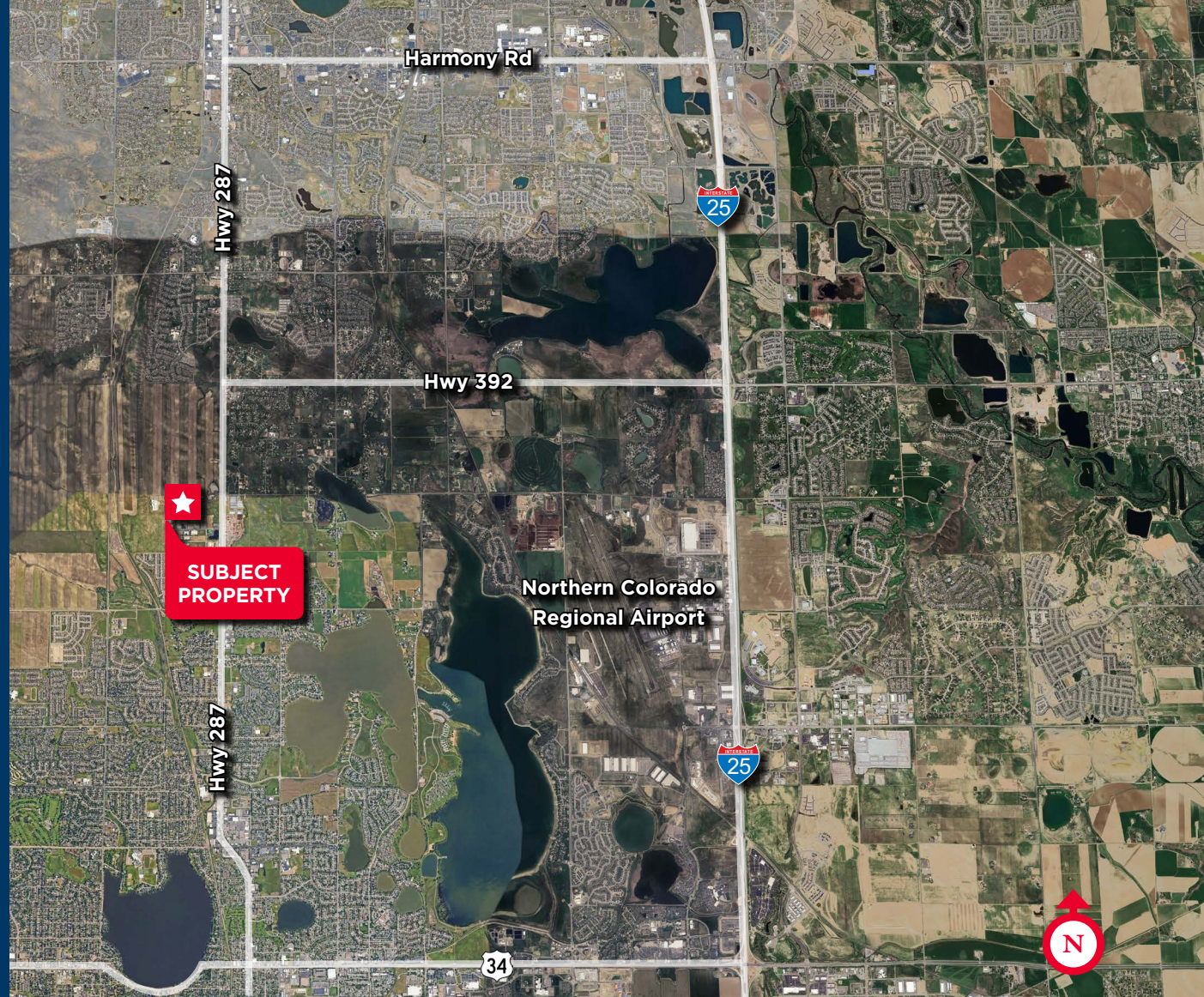
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// NORTHERN COLORADO

- Advanced Energy Industries, Inc.
- Anheuser Busch
- Banner Health
- Colorado State University
- Columbine Health Systems
- Hewlett-Packard Enterprise
- Kaiser Permanente
- Platte River Power Authority
- University of Colorado Health
- Water Pik
- Woodward
- Xcel Energy Co.

 2022 Total Population
97,856

 Total Regional Employment
47,589

 2023 Median Household Income
\$75,005.90