



**CUSHMAN &
WAKEFIELD**

WAREHOUSE/FLEX SPACE FOR SUBLEASE

6778 N FRANKLIN AVENUE

Loveland, Colorado 80538



1,500 SF WAREHOUSE/FLEX SPACE FOR SUBLEASE

LEASE RATE: \$13.32/SF NNN (NNN EXPENSES: \$4.15/SF)

This 1,500 square foot warehouse space is an ideal location for your business operations. Strategically located between Fort Collins and Loveland, with easy access to Highway 287, this space is perfect for a variety of commercial uses. The space features one 10-foot overhead door, allowing for easy loading and unloading of materials or equipment, as well as 14'-18' clear height and 3-phase power. This warehouse is situated within a larger commercial complex and the surrounding area is bustling with commercial activity. With its convenient location and flexible usage options, this warehouse is an excellent choice for businesses seeking an affordable and practical solution for their commercial needs.

PROPERTY FEATURES

Available Size 1,500 SF

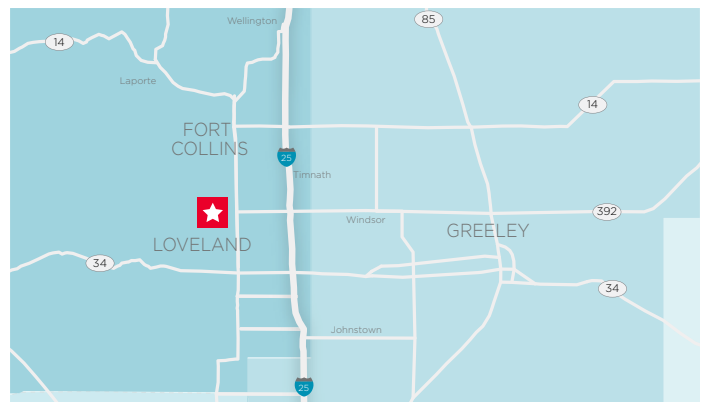
Year Built 2000

Loading One (1) 10' Overhead Door

Ceiling Height 14' - 18'

Power 3-Phase

Cooling Full A/C





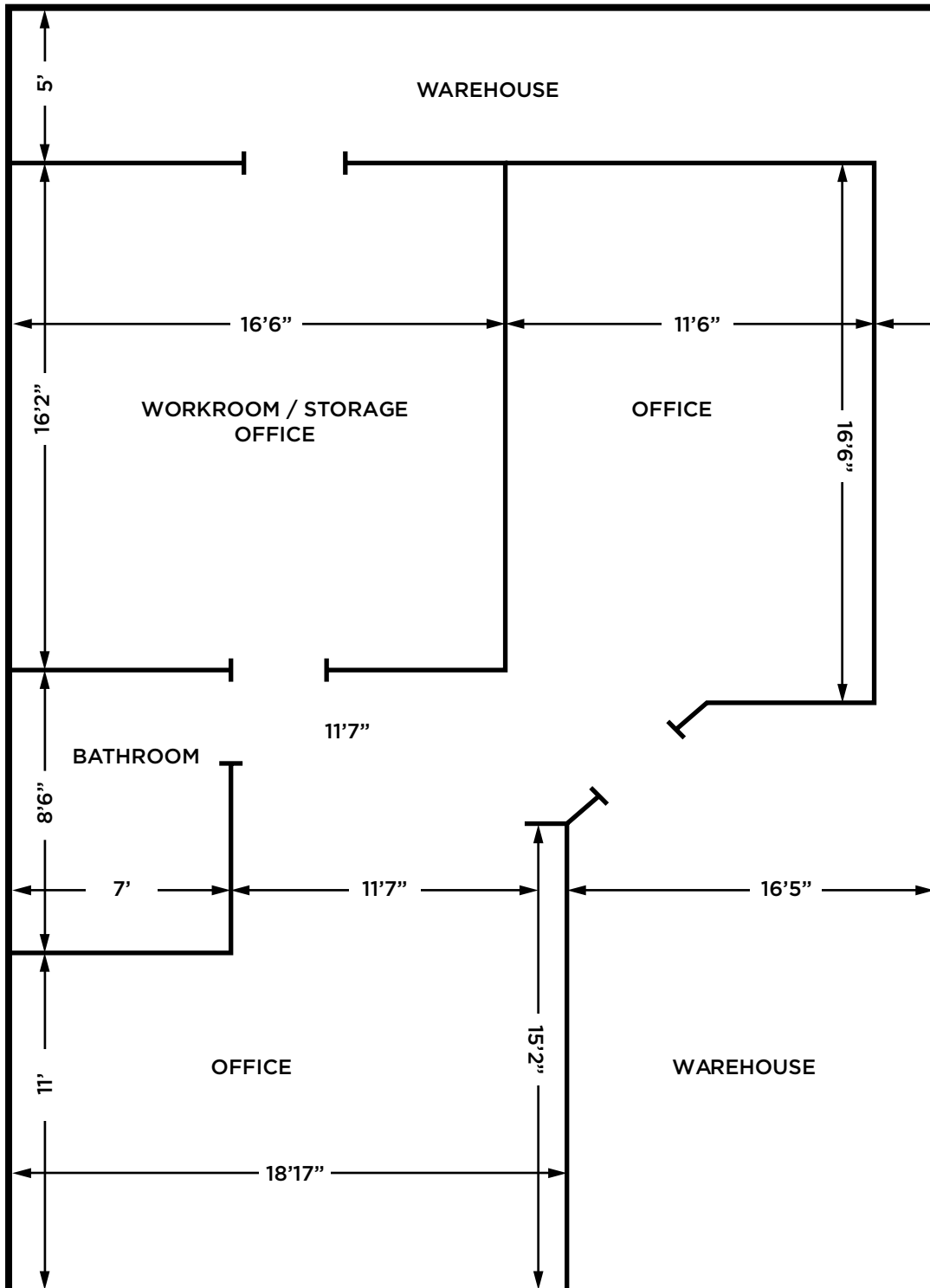
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FLOOR PLAN





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 (2024)

78,526



Total Households

33,888



Per Capita Income

\$56,632



Median Age

42.4



Total Employees

43,479



Total Square Miles

35.56



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For more information, please contact:

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