



**CUSHMAN &
WAKEFIELD**

FOR SALE OR LEASE

148 2nd Street SW

Loveland, Colorado 80537



Lease Rate: \$9.00/SF NNN
NNN: \$3.90/SF
Sale Price: \$3,900,000

PROPERTY FEATURES

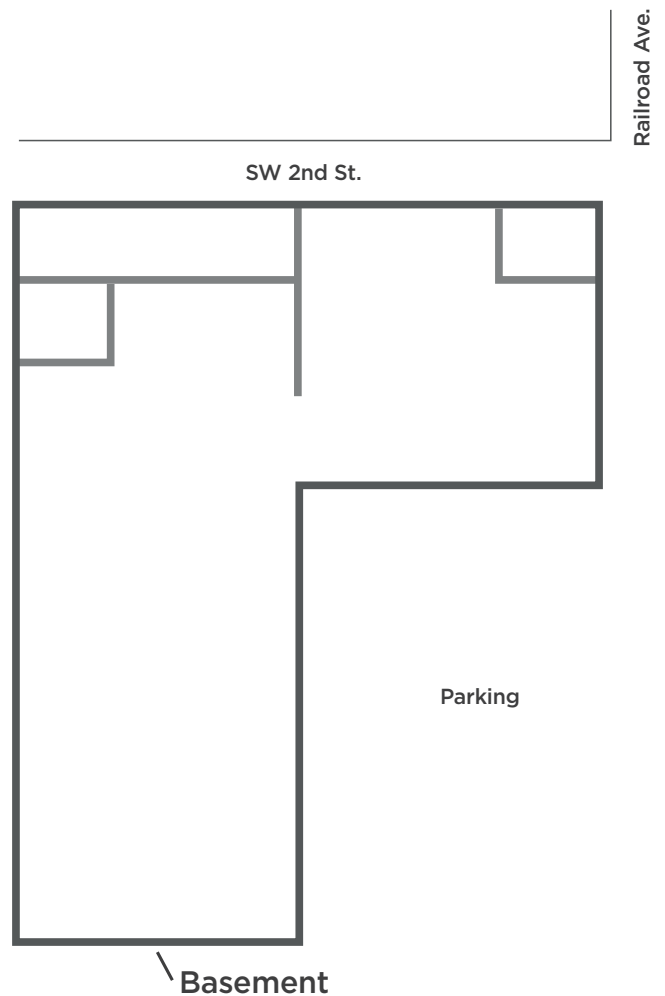
Available 27,860 SF - August, 2025

Year Built 1977

Loading Dock-high and drive-in access

PROPERTY HIGHLIGHTS

- Sundolier natural lighting in warehouse
- Great access to Highway 34, Highway 287 and Highway 402
- Clear Height: 20'
- Walking distance to numerous Downtown Loveland restaurants and amenities
- Very high power to the space
- New heating & cooling systems
- Roof - 3 years old
- Building contains an additional 17,000 SF of basement space (currently occupied)





**CUSHMAN &
WAKEFIELD**

FOR SALE OR LEASE

148 2nd Street SW

Loveland, Colorado 80537



For more information, please contact:

Cole Herk, CCIM

Director

+1 970 267 7726

cole.herk@cushwake.com

772 Whalers Way, Suite 200
Fort Collins, Colorado 80525

T +1 970 776 3900

F +1 970 267 7419

cushmanwakefield.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.