



AVAILABLE FOR SALE OR LEASE

148 2ND STREET SW

LOVELAND, COLORADO 80537

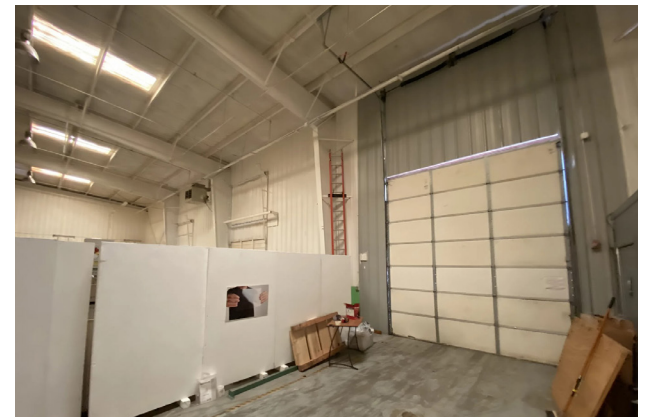


PROPERTY HIGHLIGHTS

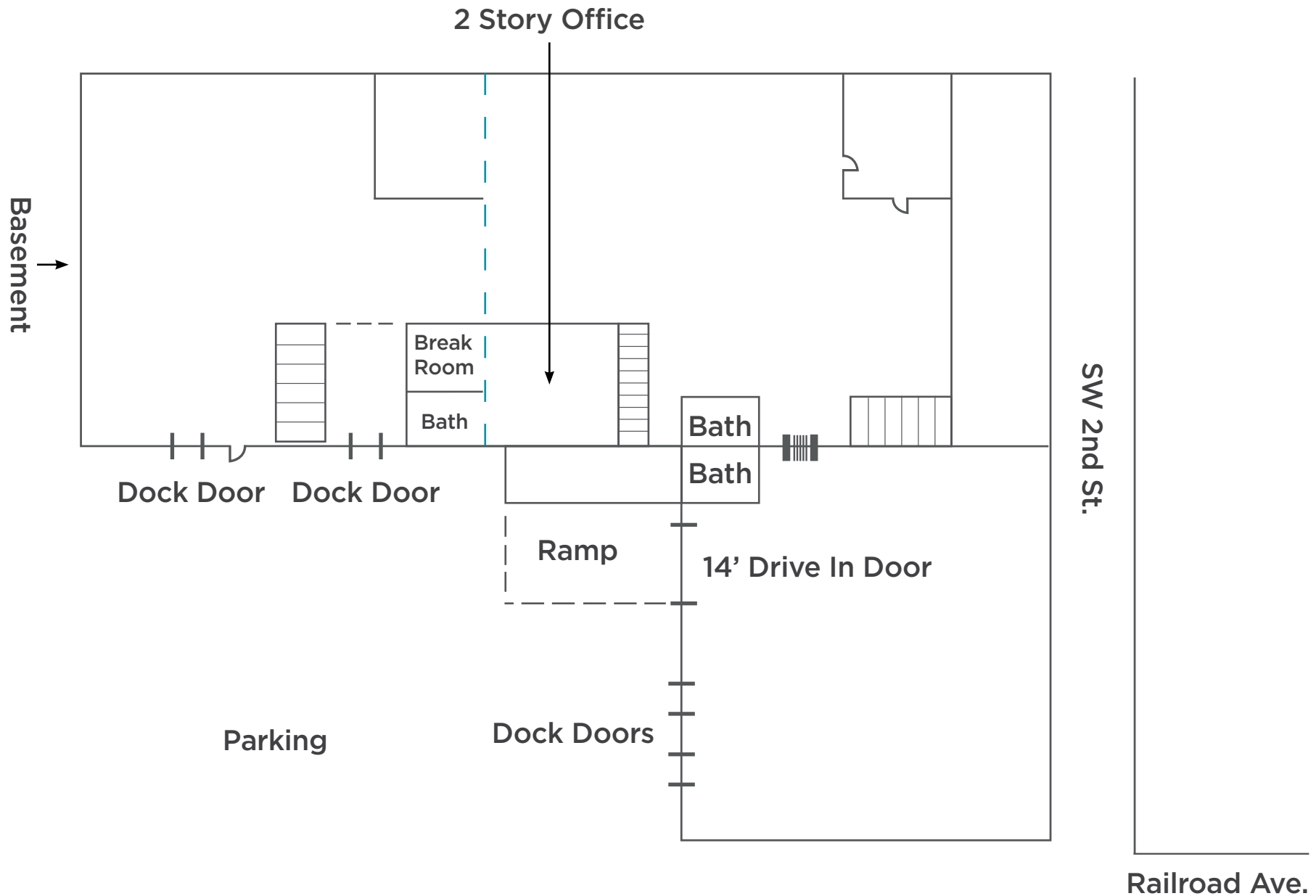
Available Size:	9,560 - 27,860 SF
Lease Rate:	\$9.00/SF NNN
NNN Est. Expenses:	\$3.90/SF
Sale Price:	\$3,500,000
Building Size:	44,860 SF (Total) • 27,860 SF (Main) • 17,000 SF (Basement)
Year Built:	1977
Loading:	Dock-high and drive-in access
Ceiling Height:	24' - 27'

148 2nd Street SW in Loveland presents an exceptional opportunity for sale or lease in a prime industrial location with easy access to major transportation routes. Ideal for manufacturing, distribution, or other industrial operations, the property features four dock-high doors and a 14' drive-in door, ensuring efficient loading and logistics. The building includes well-designed office space to support administrative and operational needs, along with two transformers providing exceptionally high power capacity for heavy-duty equipment or high-demand users. This is a rare chance to secure a highly functional, power-ready industrial facility in the heart of Loveland's growing commercial corridor.

- Great access to Highway 34, Highway 287 and Highway 402
- Walking distance to numerous Downtown Loveland restaurants and amenities
- Very high power with two transformers serving the building
 - 150 kVA
 - 500 kVA
- New heating & cooling systems
- Roof - 3 years old
- Building contains an additional 17,000 SF of basement space (currently occupied)



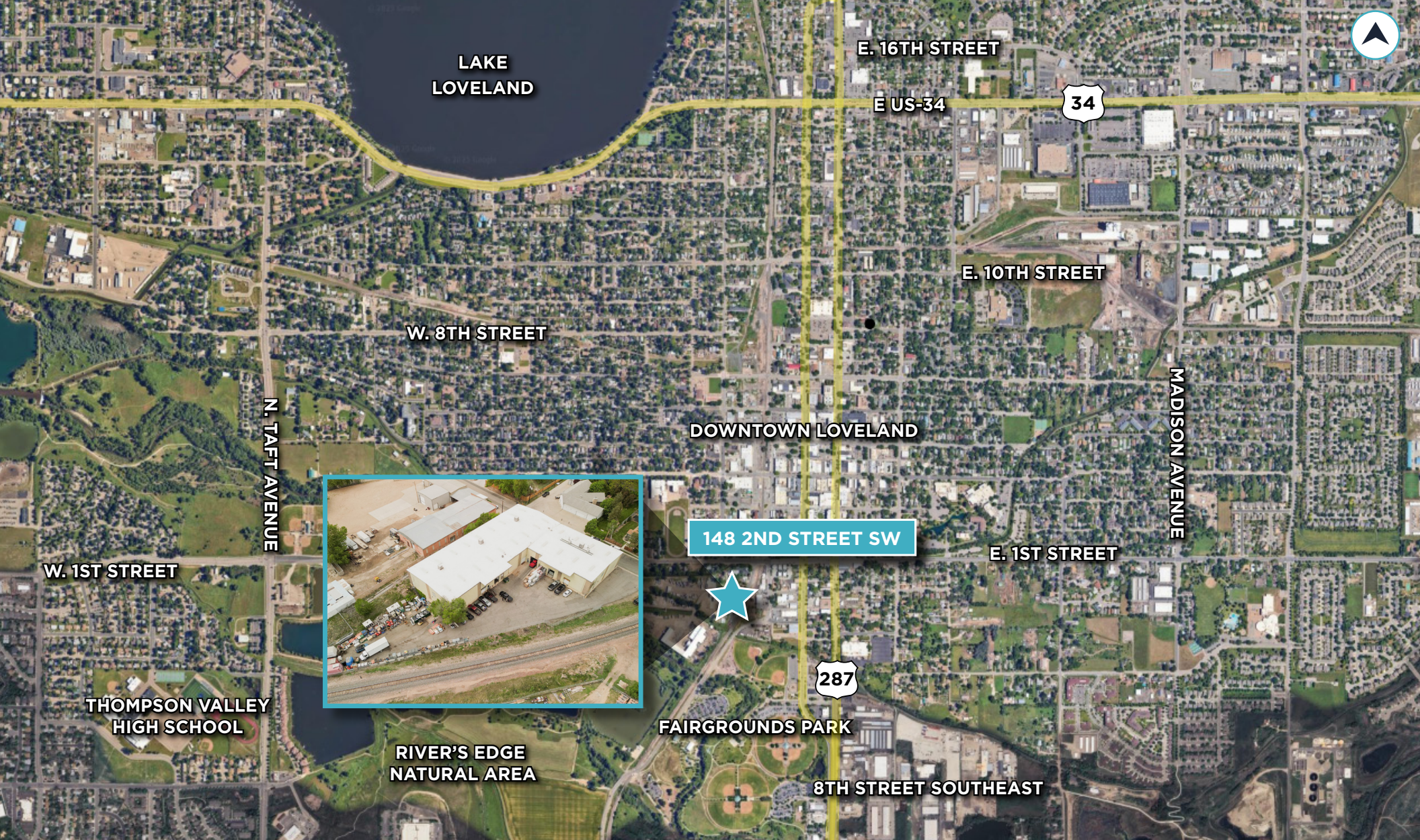
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Demising Option

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FLOOR PLAN
27,860 TOTAL SF



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