



**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

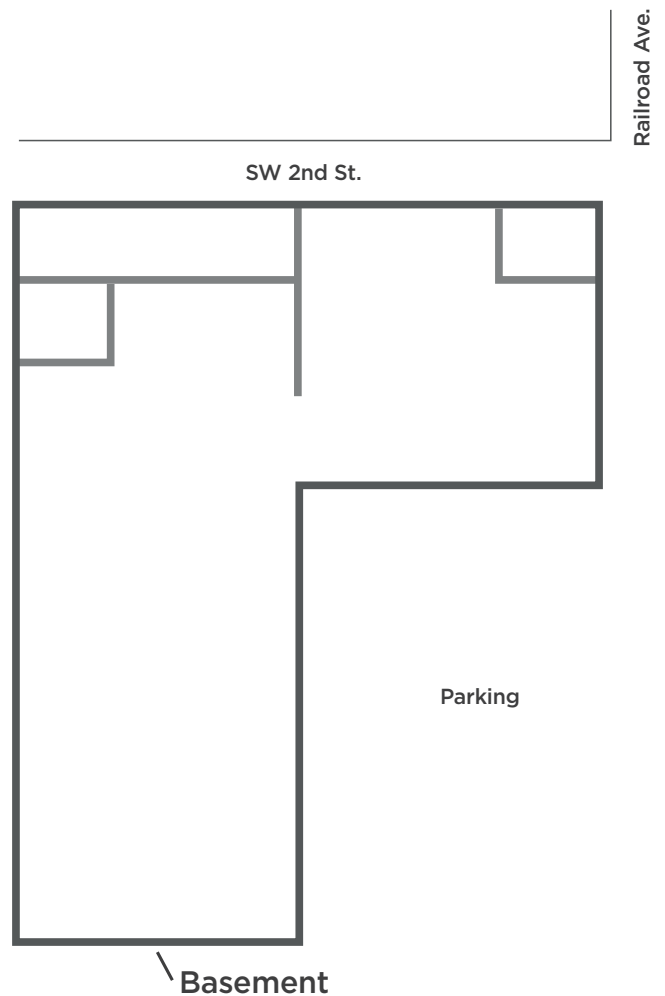
Available 27,860 SF - September 2025

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)





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For more information, please contact:

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