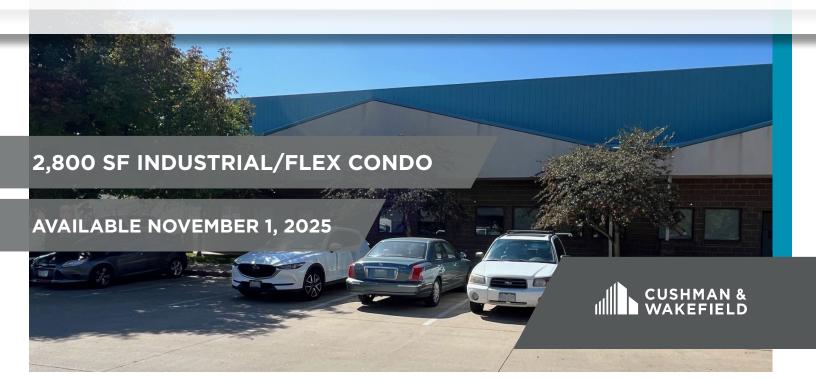


FOR SALE OR LEASE 497 N. DENVER AVENUE LOVELAND, CO 80537



FOR SALE OR LEASE

497 N. DENVER AVENUE

LOVELAND, CO 80537

Sale Price \$575,000

Lease Rate \$15.00/SF NNN

NNN (Est.) \$7.17/SF

Available November 1st, this 2,800 SF industrial/flex condo includes two open office/workspaces and a reception area. The warehouse features a 14' x 14' grade-level overhead door, 16' ceiling height, a workbench, storage area, and air lines. Located in Denver Avenue Commercial Park, this space is ideal for light industrial or distribution use. Please contact the listing broker for additional information.

PROPERTY FEATURES

Loading

14' x 14' Grade-level overhead door

Clear Height

16'

Power

3-Phase

L-Developing Industrial (Loveland)

PROPERTY HIGHLIGHTS

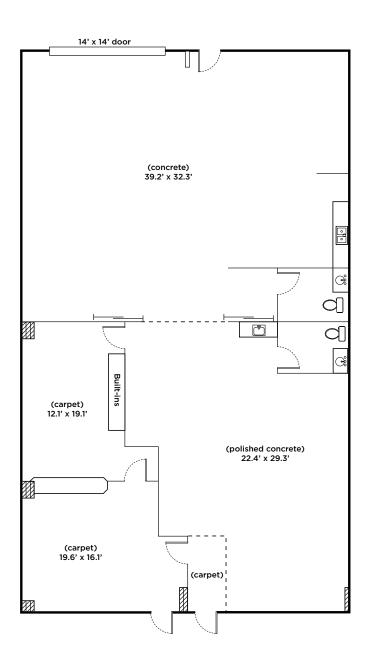
- LED Lighting
- Forced Air/Radiant Heat
- · Air Lines in Place
- Fire Suppression







FLOOR PLAN







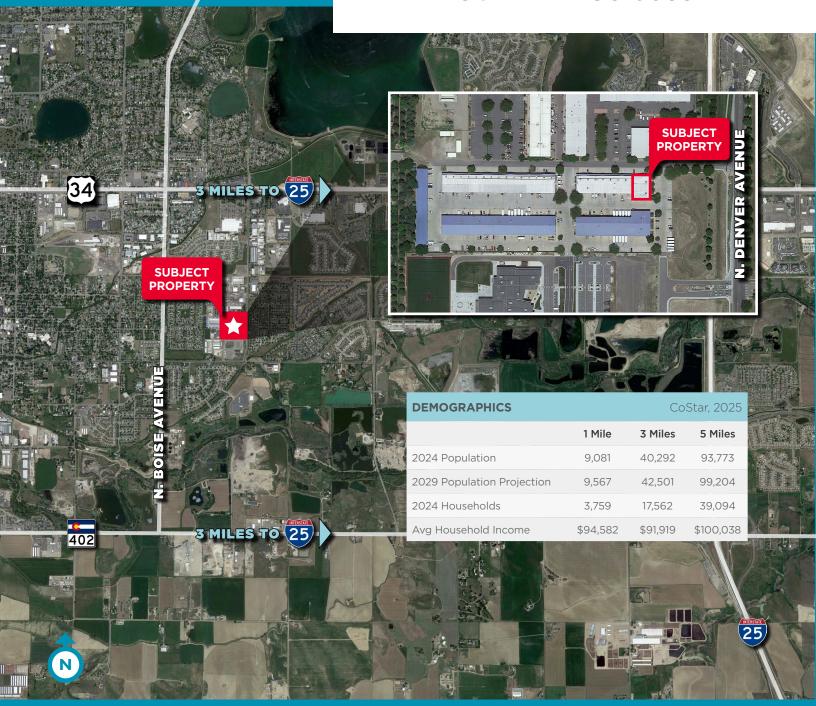






497 N. DENVER AVENUE

LOVELAND CO 80537



For more information, please contact:

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