



FOR SALE OR LEASE

497 N. DENVER AVENUE

LOVELAND, CO 80537



2,800 SF INDUSTRIAL/FLEX CONDO

AVAILABLE NOVEMBER 1, 2025



**CUSHMAN &
WAKEFIELD**

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
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Clear Height	16'
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Power	3-Phase
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Zoning	<u>I-Developing Industrial (Loveland)</u>
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PROPERTY HIGHLIGHTS

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



FLOOR PLAN



