

Available for Lease \$12.00/SF NNN | NNN (est): \$3.98/SF





#### **BUILDINGS**

## Shop/Warehouse

- 2.016 SF
- Clear Height: 11'3"
- Loading: (4) 12'x10' OHDs

#### Office

• 832 SF

### **Storage Building 1**

- 1,012 SF
- Clear Height: 10'

# **Storage Building 2**

• 250 SF

LAND SIZE 0.63 Acres

**127 East 8th Street in Loveland** is a versatile industrial property featuring four buildings: a large shop with four overhead doors, a dedicated office building, and two storage buildings. The entire property is fully fenced, offering secure yard space with plenty of room for outdoor storage or operations. Conveniently located just off Highway 34 and only minutes from downtown Loveland and I-25, this property is well-suited for a wide range of industrial uses.

- Secure Electric Gated Entry
- Fire Suppression Sprinkler System
- Fenced Yard Space
- 2 Gate Access Points
- Excellent Location .6 Miles From E-US 34

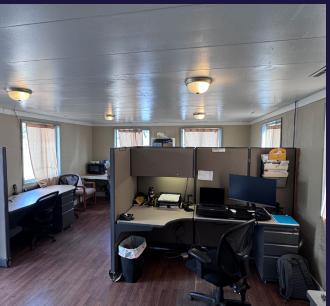


# **// GALLERY**











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