



CUSHMAN &
WAKEFIELD

AVAILABLE FOR LEASE

1231 SOUTH BOISE AVENUE

LOVELAND, CO 80537



Property Highlights

This industrial property offers approximately 1.5 acres of outside storage and a highly functional warehouse setting. Conveniently located just five minutes from downtown Loveland and Interstate 25, the property features a 7,240 SF industrial building equipped with three overhead doors and a 7.5-ton crane. The layout includes a large office area with HVAC and a gas heater, along with two restrooms. The warehouse is designed for efficiency and functionality, offering ventilation fans, a compressor, and floor drains. Additional building features can be found on page 3. This property presents an excellent leasing opportunity for a variety of industrial and commercial users.

Lease Rate \$8,500/Month | Modified Gross

Outside Storage 1.5 Acres

Building 7,240 SF

Clear Height 14'-19'


Loading Two (2) 14'x14' OHDs
One (1) 14'x12' OHD


Power 480 Volt, 800+ Amps, 3-Phase


1231 South Boise Avenue





Building Features


- 


Lease Area
1.5 Acres
- 


Loading
Two (2) 14' x 14' OHDs
One (1) 14' x 12' OHD
- 


Building Size
7,240 SF
- 


Compressor
- 

Crane
One (1) 7.5-Ton
- 

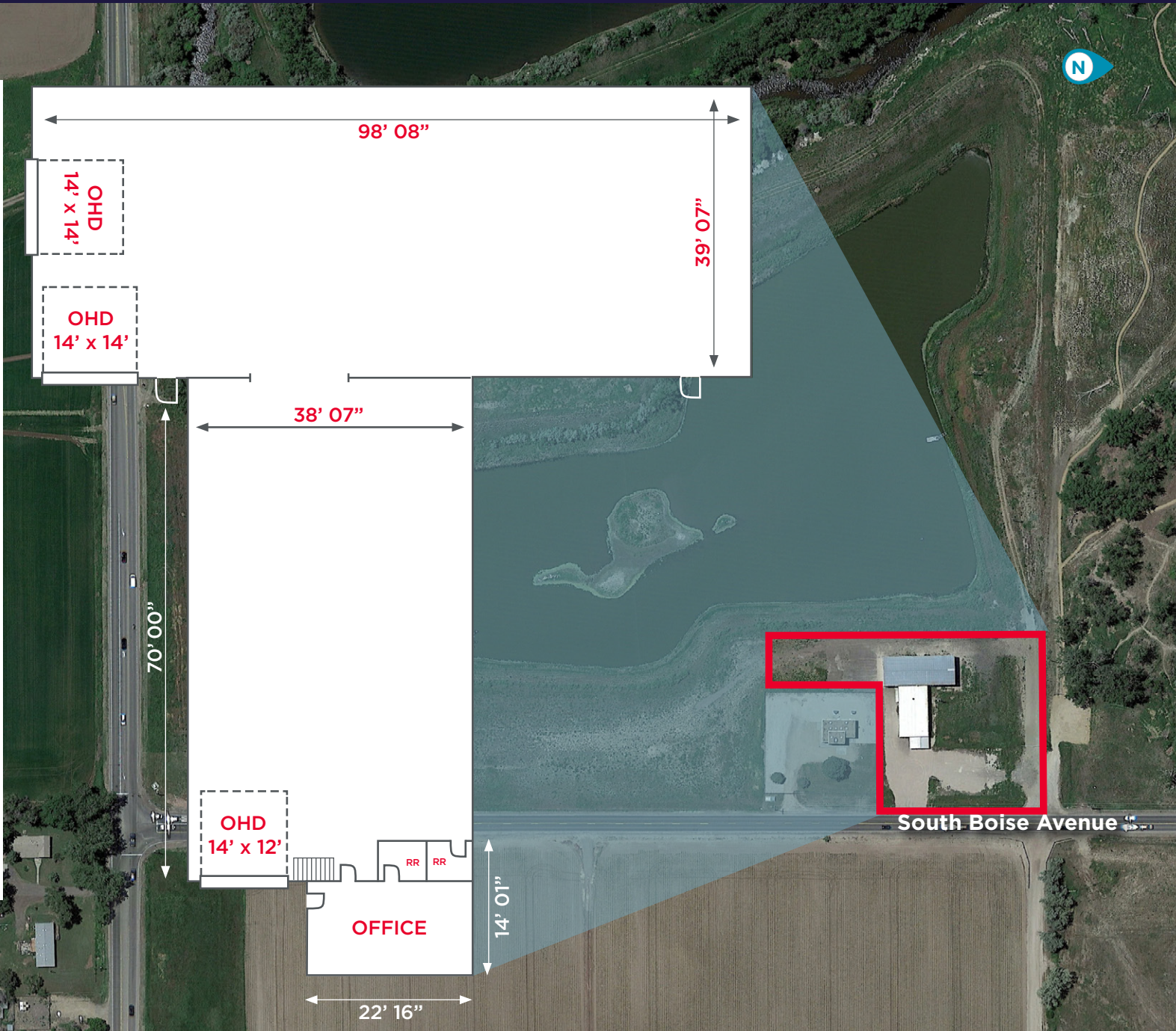
Warehouse Vent Fans
- 

Clear Height
14'-19'
- 

HVAC & Gas Heater in Office
- 

Power
480 Volt
800+ Amps, 3-Phase
- 

Floor Drains



Location Map



FOR MORE INFORMATION, PLEASE CONTACT:

TYLER MURRAY

Senior Director
+1 970 267 7404
tyler.murray@cushwake.com

TY MASHEK

Senior Associate
+1 303 525 3125
ty.mashek@cushwake.com

JARED GOODMAN, CCIM, SIOR

Managing Director
+1 970 690 4227
jared.goodman@cushwake.com

ANNE SPRY

Senior Associate
+1 970 690 0167
anne.spry@cushwake.com



©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. [PD-45088]