



WAREHOUSE/FLEX SPACE FOR LEASE

6778 N FRANKLIN AVENUE

Loveland, Colorado 80538



1,500 SF WAREHOUSE/FLEX SPACE FOR LEASE

LEASE RATE: \$13.00/SF NNN (NNN EXPENSES: \$5.75/SF)

This 1,500 square foot warehouse space is an ideal location for your business operations. Strategically located between Fort Collins and Loveland, with easy access to Highway 287, this space is perfect for a variety of commercial uses. The space features one 10-foot overhead door, allowing for easy loading and unloading of materials or equipment, as well as 13'-15" clear height and 3-phase power. This warehouse is situated within a larger commercial complex and the surrounding area is bustling with commercial activity. With its convenient location and flexible usage options, this warehouse is an excellent choice for businesses seeking an affordable and practical solution for their commercial needs.

PROPERTY FEATURES

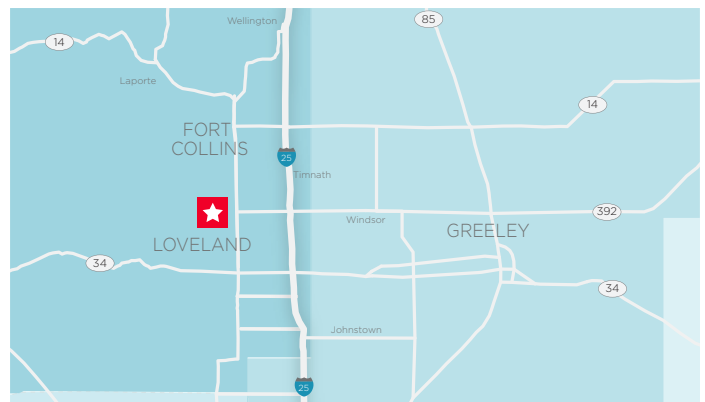
Available Size 1,500 SF

Year Built 2000

Loading One (1) 10' Overhead Door

Ceiling Height 13'-15"

Power 3-Phase





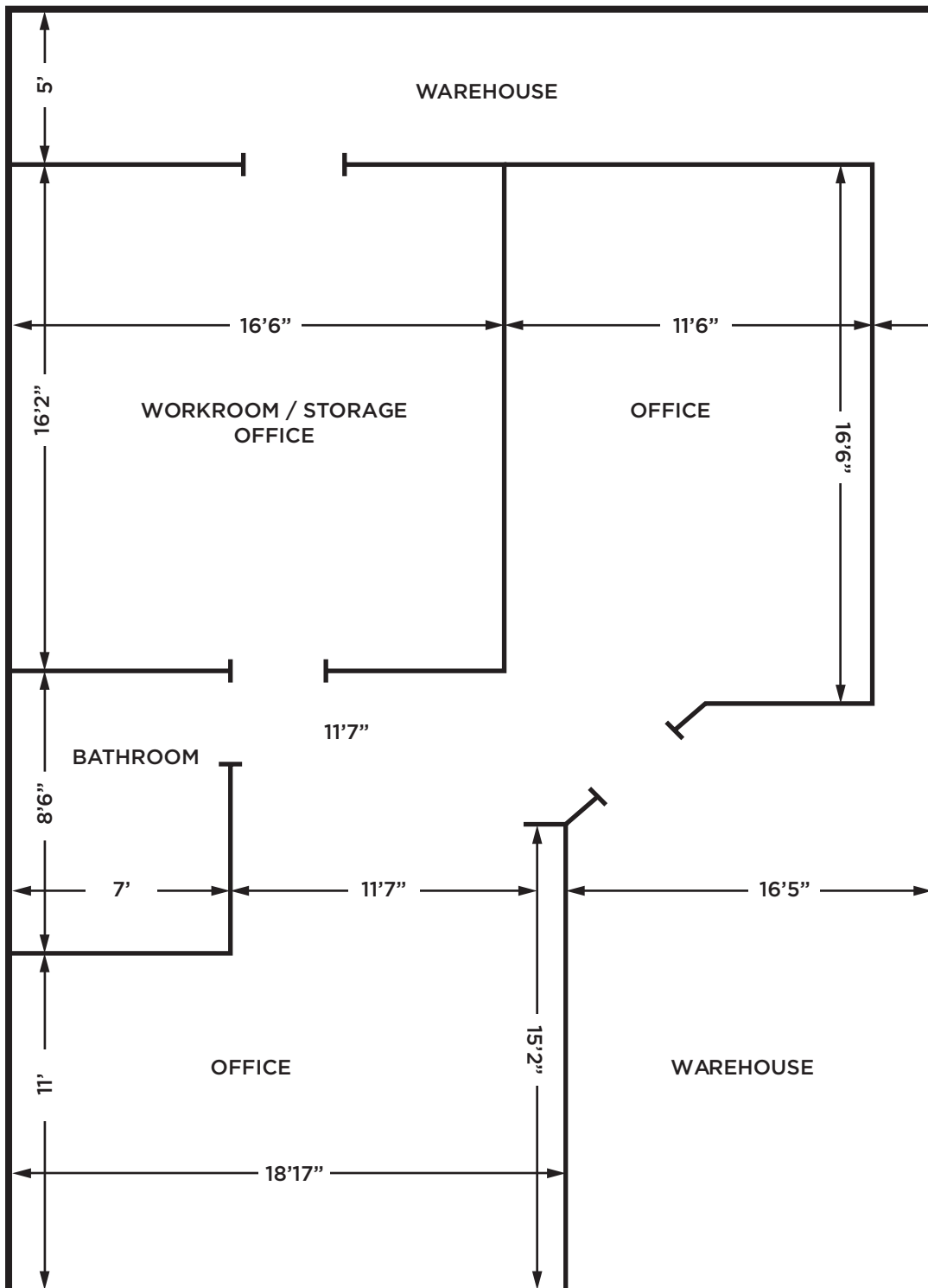
**CUSHMAN &
WAKEFIELD**

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FLOOR PLAN



CITY OF LOVELAND AREA HIGHLIGHTS

The city of Loveland is south of Fort Collins, its larger neighbor and the county seat. The two cities have been steadily growing towards each other over the last several decades and are considered to be a single metropolitan area by the U.S. government. The establishment of county-owned open space between the two communities in the 1990's was intended to create a permanent buffer to contiguous growth.

Loveland has aggressively expanded its incorporated limits eastward to embrace the interchanges at Interstate 25 (I-25). The I-25 & Crossroads Boulevard intersection and the I-25 & U.S. Highway 34 intersection are both being developed with retail and commercial properties filling in nicely. In the last decade, the I-25 & Hwy. 34 intersection has become a primary commercial hub of northern Colorado, with the construction of shopping centers such as the Promenade Shops at Centerra and the Outlets at Loveland, and the addition of the Budweiser Events Center. The Medical Center of the Rockies has also been built near the Interstate 25 and U.S. Highway 34 interchange, Centerra.

Loveland has embraced urban living and has two successful multi-family assets located in the heart of the downtown corridor. In addition, there are dozens of historic homes located within a short walk of downtown. The retail establishments of Lincoln Place consider downtown Loveland's residents the most crucial amenity in that a built-in customer base is present.

NORTHERN COLORADO MAJOR EMPLOYERS

- Advanced Energy Industries, Inc.
- Anheuser Busch
- Banner Health
- Colorado State University
- Columbine Health Systems
- Hewlett-Packard Enterprise
- Kaiser Permanente
- Platte River Power Authority
- University of Colorado Health
- Water Pik
- Woodward
- Xcel Energy Co.



2022 TOTAL POPULATION

79,815



MEDIAN AGE

42.8



2022 MEDIAN HOUSEHOLD INCOME

\$105,541

Source: Emsi, 2026





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