

FOR  
LEASE

# Office/Warehouse for Lease \$9.50/SF (NNN)



6742 & 6748 N Franklin Ave  
Loveland, CO 80538



## OFFERING HIGHLIGHTS

- Newer paint and carpet
- Multiple office spaces
- Private restrooms
- Warehouse with loft
- Bonus second floor office and conference room



**Craig C. Hau**  
Partner/Senior Commercial Advisor

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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 10.29.25



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### LEASE OVERVIEW

<b>Lease Rate:</b>	\$9.50/SF Annually
<b>Rentable SF:</b>	5,057 SF
<b>Lease Type:</b>	NNN
<b>NNN Expenses:</b>	\$4.43/SF Annually
<b>Total Monthly Rent:</b>	\$5,870.73
<b>Zoning:</b>	I-Industrial
<b>Cross Streets:</b>	N Franklin Avenue & W 67th Street
<b>Market:</b>	Northern Colorado
<b>Sub Market:</b>	Loveland

### PROPERTY OVERVIEW

<b>Property:</b>	Industrial office/warehouse for lease in Loveland, CO. 6748 N Franklin Avenue boasts 5,057 rentable SF, with newer paint and carpet. Features include private men's and women's restrooms, ample main level office space, an upstairs office and conference room, a warehouse with a loft, and an 10' x 12' grade-level overhead door. <b>Total Monthly Rent is \$5,870.73, plus utilities - gas, electric, phone, fiber, and internal janitorial.</b>
<b>Location:</b>	Just west of Hwy 287, and just north of W 67th Street. Moderate-traffic area near Spring44 Distilling, UPS Customer Center, Big Fat Pastor Spirits, and more!

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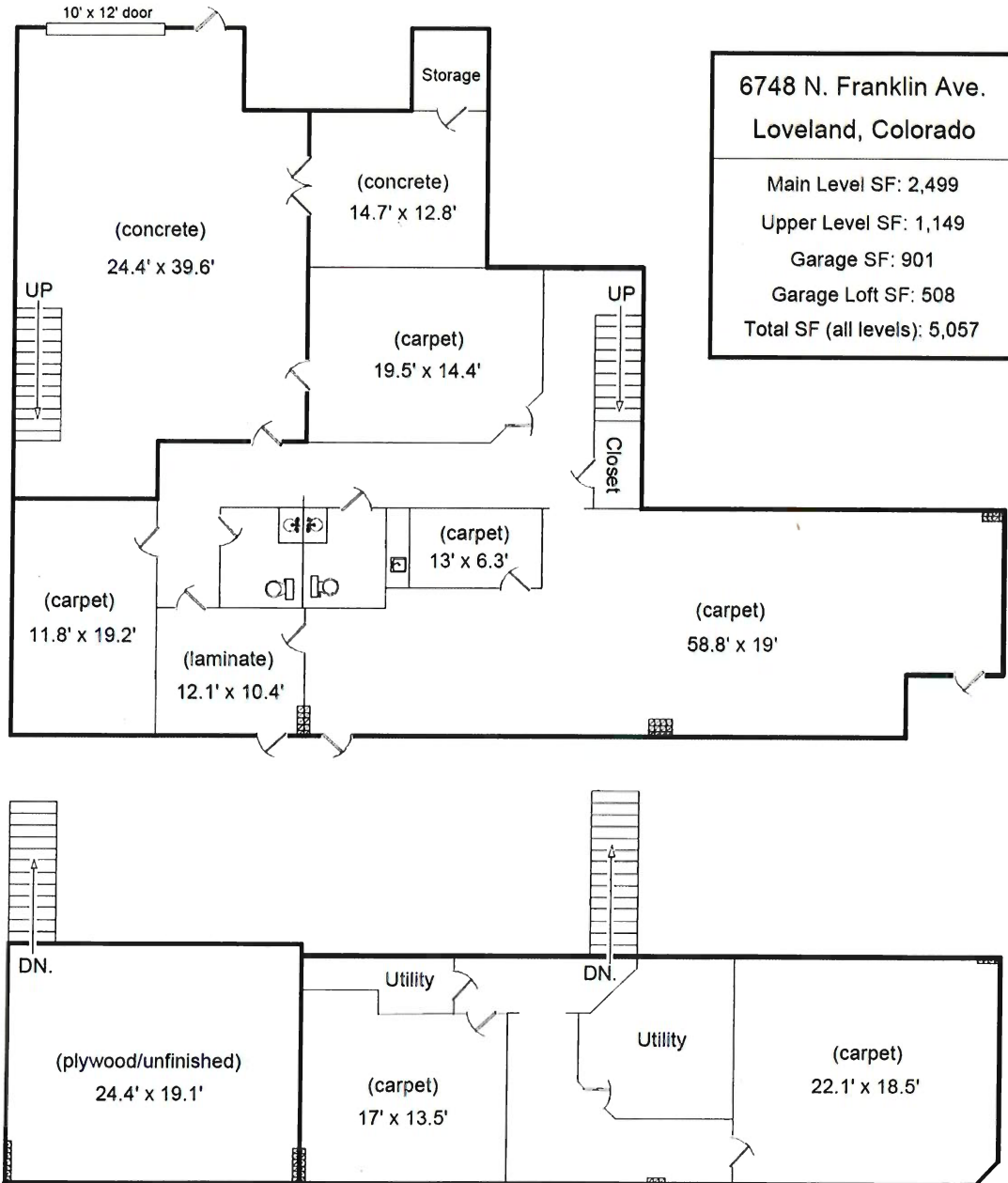


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