

INDUSTRIAL/FLEX PROPERTY FOR SALE OR LEASE



MINDFULLY-CREATING COMMUNITY



PRICE REDUCED!!

Owner-User Manufacturing Building

\$2,500,000

**1215 S. Grant Avenue
Loveland, CO**

**16,034 SF | 1.25 Acre | \$156/SF
Lease Rate \$13.50/RSF NNN**



Owner-User Opportunity | Loveland, CO

\$2,500,000 | 16,034 Total SF | \$156/SF

LC Real Estate Group is pleased to present for sale or lease 1215 S. Grant Avenue, a premier opportunity to acquire a free standing, Class B industrial / flex facility in the heart of South-Central Loveland, Colorado. Strategically positioned near Highways 287 and 402, just minutes from Interstate 25, the property delivers excellent access to regional arterials and supports a broad array of uses including R&D, manufacturing, warehouse, showroom, and office functions. Offered at \$2,500,000 or \$13.50/SF NNN, this is an attractive opportunity for buyers or tenants to occupy a high-quality facility, with supreme functionality, in a regionally centric location in Northern Colorado.

- Spanning an 11,000 SF footprint on a 1.25-acre lot with 5,034 square feet of second floor area for a total of 16,034 square feet
- Thoughtfully designed to accommodate a multitude of manufacturing companies
- Main floor includes a showroom, executive offices, reception, conference space (all roughly 5,000 SF), and manufacturing areas and shipping/receiving (roughly 6,000 SF)
- Upper level includes additional offices, flex space, storage mezzanine, and restrooms
- Ample electrical capacity (800 amp, 3-phase), a new insulated roof (2022), several well maintained HVAC units and generous onsite parking
- Ideal for both owner-users and investors seeking a versatile, turnkey asset
- Currently owner-occupied by a fine woodworking manufacturer, the site has historically supported light industrial and manufacturing functions
- Fully sprinklered interior and a layout optimized for productivity and safety
- Building features an extensive dust collection and robust air handling system, (2) permitted paint booths, and the ability to open up to approximately 6,000 SF of high bay warehouse and additional drive in loading doors for users seeking higher clearance
- Owner would negotiate a favorable sale of any or all equipment (unattached) on site making this a turn-key woodworking shop opportunity (inventory list available upon request)



Rico Devlin

Senior Partner & Broker
(970) 413.1182
rico@lcrealestategroup.com



Nathan Klein

Senior Partner & Broker
(970) 222.2473
nathan@lcrealestategroup.com



Key Building Features

- Building Size: 16,034 SF (11,000 SF main level + 5,034 SF upper level)
- Lot Size: 1.25 Acres, paved asphalt and nicely landscaped
- Zoning: Industrial (I), City of Loveland ([click for link to City of Loveland Municode](#))
- Construction Type: Metal Frame, built in 1996
- Stories: 2 including mezzanine office / flex
- Clear Height: 18' in WH area and ability to increase to 18' in workshop - currently a drop ceiling with dust collection
- Loading: 14'x14' grade-level drive-in doors (3)
- Parking: 45 striped spaces (including 2 ADA)
- Power: 800 A electrical service; potential to increase from property adjacent transformer
- Fire: Fully sprinklered (NFPA-13)
- Roof: New insulated roof with warranty (installed 2022)
- HVAC: Refrigeration and forced air systems with multiple zones
- Restrooms: Multiple sets on both floors including showers
- Occupancy Load: 136 occupants (per code analysis)
- Previous Use: a light manufacturing and showroom facility
- Opportunity Zone: Yes, providing tax incentives for qualified investments
- Sale Price: \$2,500,000 / \$156 per square foot
- 2024 Property Taxes: \$49,658.00 (\$3.10/SF)

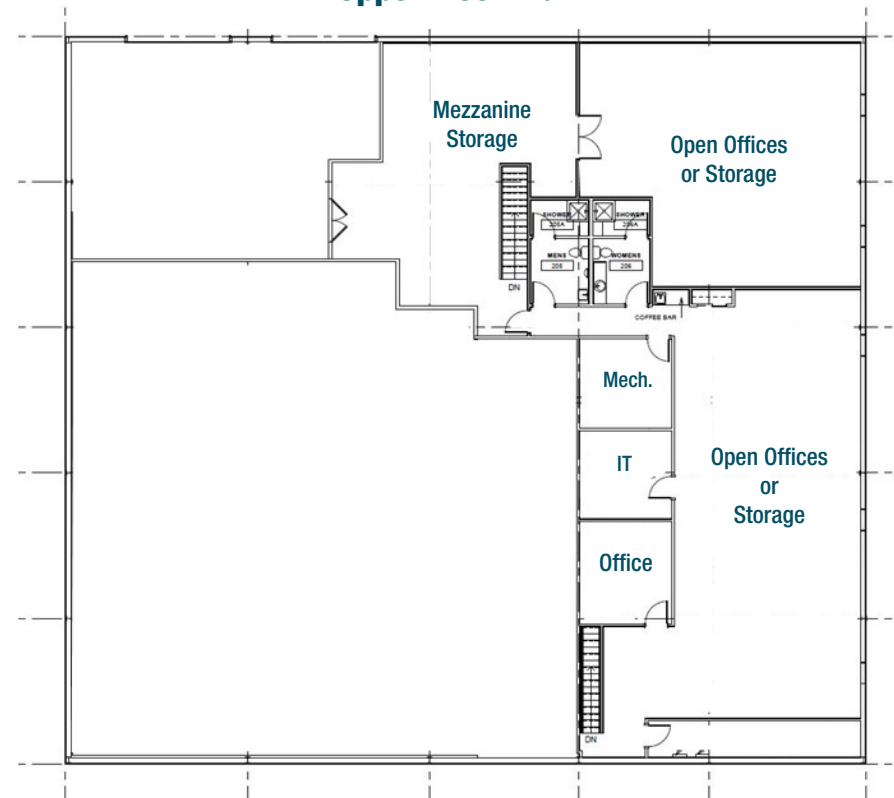




Main Floor Plan



Upper Floor Plan





OWNER-USER OPPORTUNITY

1215 S. GRANT AVENUE
LOVELAND, CO

PROPERTY OVERVIEW

Property Address	1215 S. Grant Avenue, Loveland, CO 80537
Total Land	1.25 Acres 54,450 SF
Building SF	16,034 SF
Year of Construction	1996
Built As	Storage Warehouse/Office Building
Governing Jurisdiction	City of Loveland
Zoning	Industrial (I)
Flood Plain	Moderate to Low Flood Risk (Zone C and X)

PROPERTY TAXES

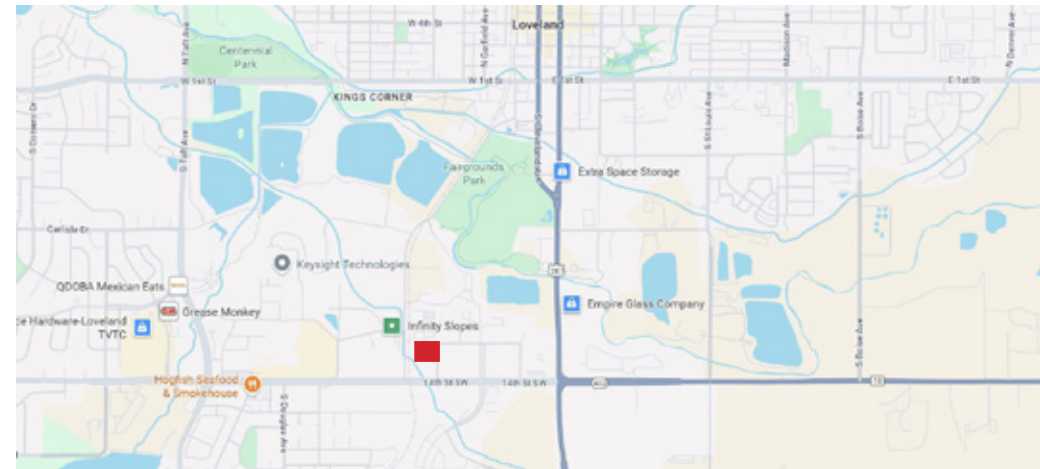
Parcel	9523420002 R1499572
Legal	LOT 2, BLOCK 1, SOUTH LOVELAND INDUSTRIAL PARK 2ND SUBD
Mill Levy (Tax Rate)	79.807
Assessed Value (2025) Assessment Rate	\$669,321 27.9%
Actual Value (2025)	\$2,399,900
Taxes (2025)	\$53,416 (Payable 2026) Assessed x 27.9%x79.807/1000

BUILDING FEATURES

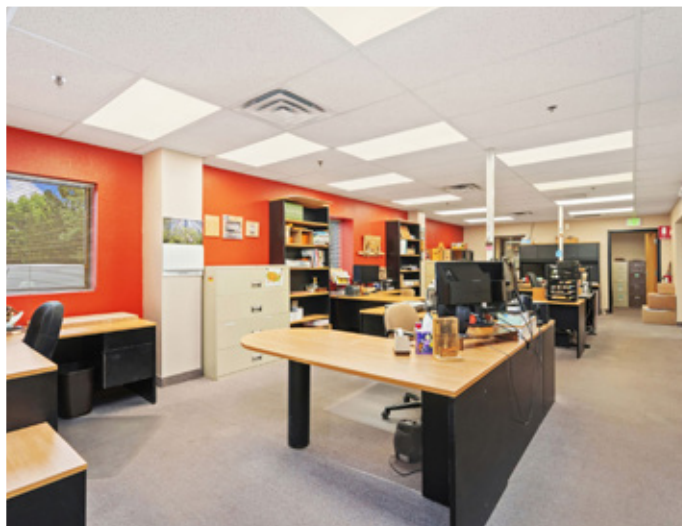
Building Style	Commercial
Stories	1.5
Exterior Construction	Metal/Frame
Siding & Fascia	Metal
Framing	Steel
Flooring	Concrete
Roof	2022
Heating System	Forced Air, Two or More Heat Sources
Cooling System	Swamp Refrigeration/HVAC

SUBJECT PROPERTY
INDUSTRIAL BUILDING WITH TOTAL OF 16,034 SF AND 54,450 SF LOT

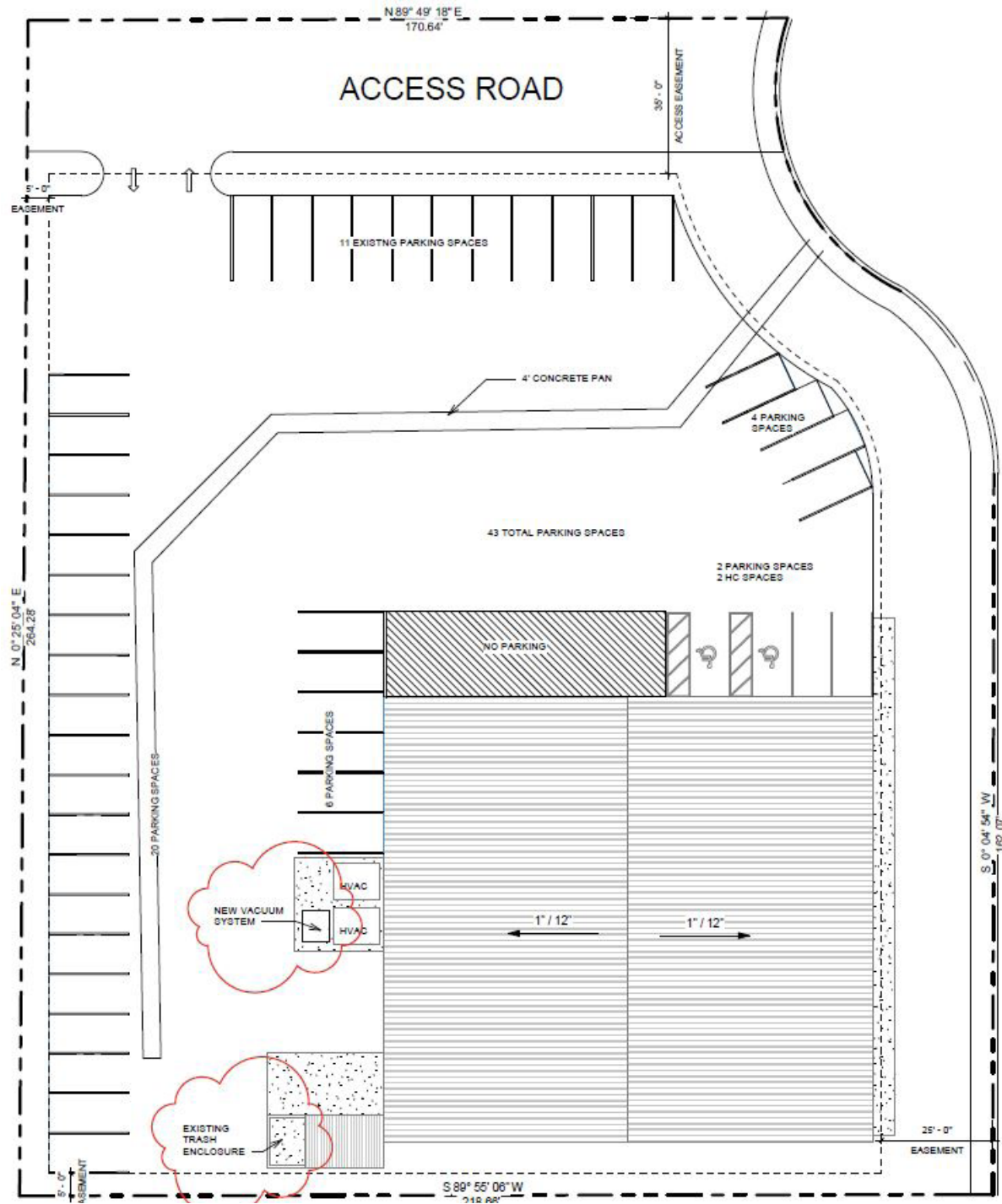
OWNER-USER OPPORTUNITY
1215 S. GRANT AVENUE
LOVELAND, CO











S. GRANT AVENUE

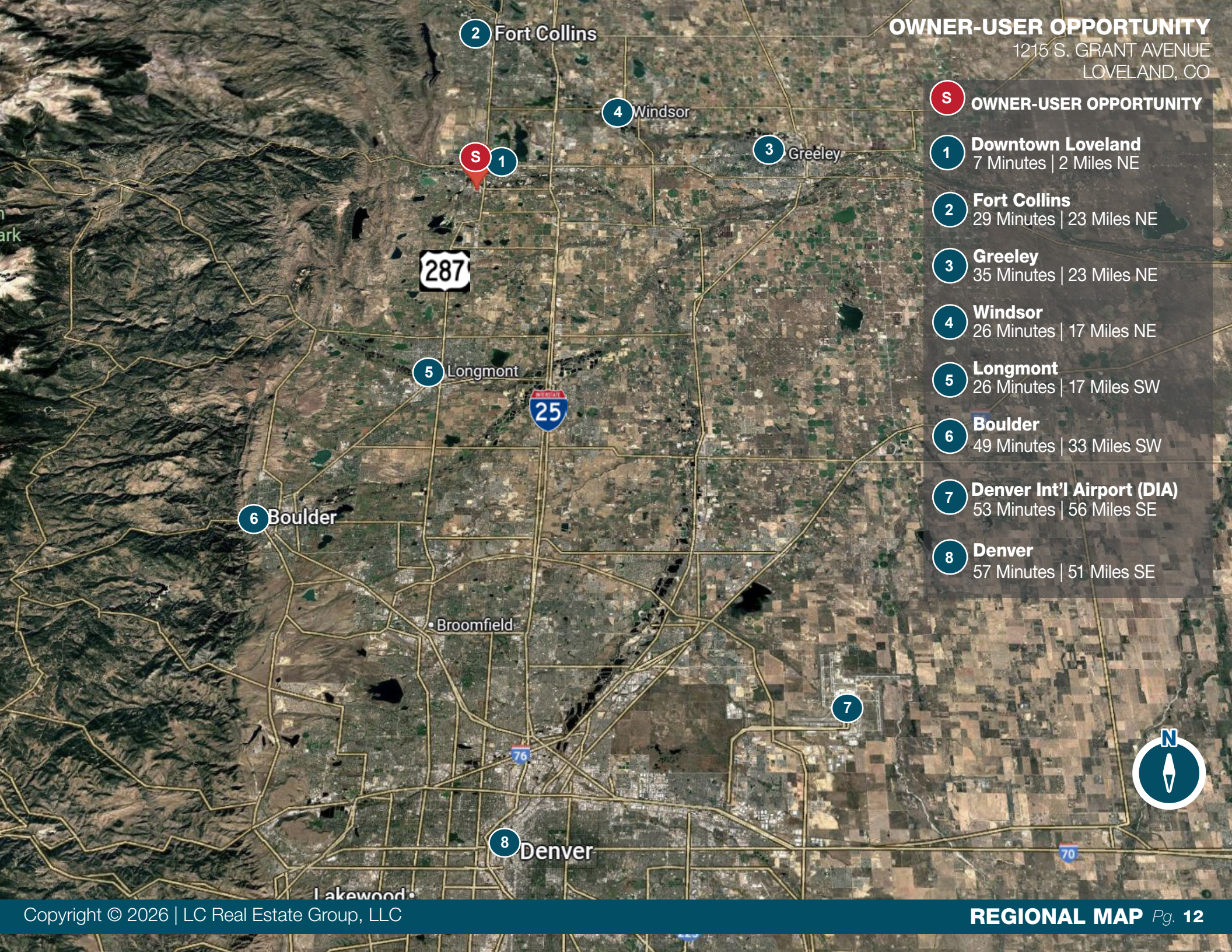


OWNER-USER OPPORTUNITY

1215 S. GRANT AVENUE
LOVELAND, CO

S OWNER-USER OPPORTUNITY

- 1 **Downtown Loveland**
7 Minutes | 2 Miles NE
- 2 **Fort Collins**
29 Minutes | 23 Miles NE
- 3 **Greeley**
35 Minutes | 23 Miles NE
- 4 **Windsor**
26 Minutes | 17 Miles NE
- 5 **Longmont**
26 Minutes | 17 Miles SW
- 6 **Boulder**
49 Minutes | 33 Miles SW
- 7 **Denver Int'l Airport (DIA)**
53 Minutes | 56 Miles SE
- 8 **Denver**
57 Minutes | 51 Miles SE



1215 S. Grant Avenue

Loveland, Colorado

\$2,500,000 | \$156/SF
Lease Rate \$13.50/RSF NNN
16,034 TOTAL SF



MINDFULLY CREATING COMMUNITY

LCRealEstateGroup.com

1712 Topaz Drive, Loveland, CO 80537



Rico Devlin

Senior Partner | Senior Broker
970.413.1182
rico@lcrealestategroup.com



Nathan Klein

Senior Partner | Managing Broker
970.222.2473
nathan@lcrealestategroup.com