

FOR
SALE

6748 N Franklin Ave
Loveland, CO 80538

Office/Warehouse for Sale
\$900,000.00



TheGroup



OFFERING HIGHLIGHTS

- Flexible office/warehouse Space with large reception area
- Newer paint and carpet
- Multiple office configurations
- Private restrooms
- Warehouse with loft
- Bonus second floor office and conference room



Craig C. Hau
Partner/Senior Commercial Advisor

970.222.0077 Mobile | 970.377.4928 Direct | 970.229.0700 Office
chau@thegroupinc.com | 2803 E. Harmony Road | Fort Collins, CO 80528
www.craighau.com

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 01.22.26



FOR
SALE

6748 N Franklin Ave
Loveland, CO 80538

Office/Warehouse for Sale \$900,000.00



TheGroup



LEASE OVERVIEW

Sale Price:	\$900,000.00
Rentable SF:	5,057 SF
2025 Taxes:	\$18,140.93
OA Fees:	\$597.33/Monthly
OA Fees Include:	Water, Sewer, & Hazard Insurance
Zoning:	I-Industrial
Cross Streets:	N Franklin Avenue & W 67th Street
Market:	Northern Colorado
Sub Market:	Loveland

PROPERTY OVERVIEW

Property: 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.

Location: 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!

Craig C. Hau, Partner/Senior Commercial Advisor

970.222.0077 m | 970.377.4928 d | 970.229.0700 o | chau@thegroupinc.com
2803 E. Harmony Road | Fort Collins, CO 80528

www.craighau.com



The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 01.22.26



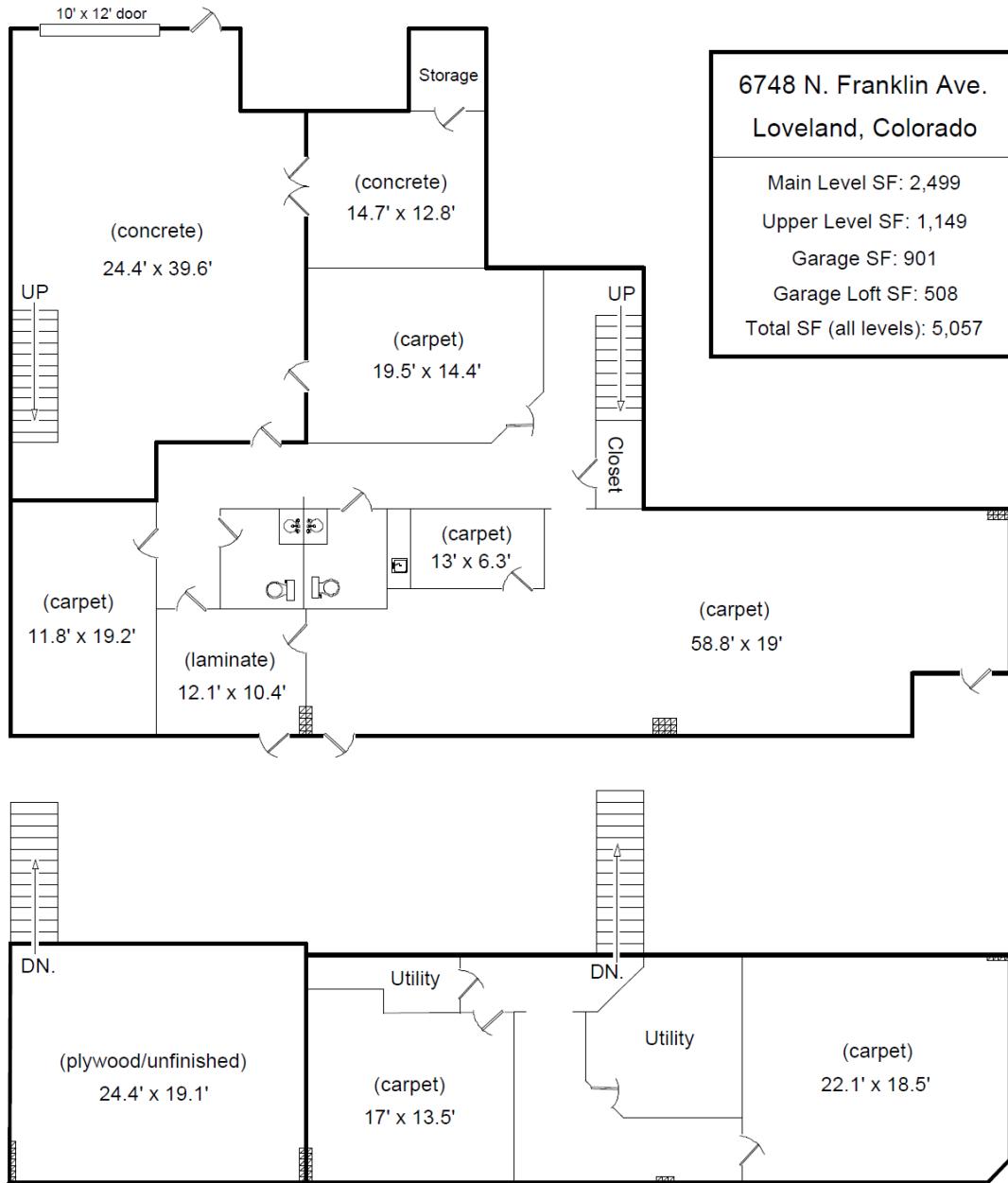
FOR
SALE

Office/Warehouse for Sale \$900,000.00



TheGroup

6748 N Franklin Ave
Loveland, CO 80538



Craig C. Hau, Partner/Senior Commercial Advisor

970.222.0077 m | 970.377.4928 d | 970.229.0700 o | chau@thegroupinc.com
2803 E. Harmony Road | Fort Collins, CO 80528

www.craighau.com



The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 01.22.26

