



WAREHOUSE/FLEX SPACE
AVAILABLE FOR LEASE
6784 N. FRANKLIN AVENUE
LOVELAND, CO 80538

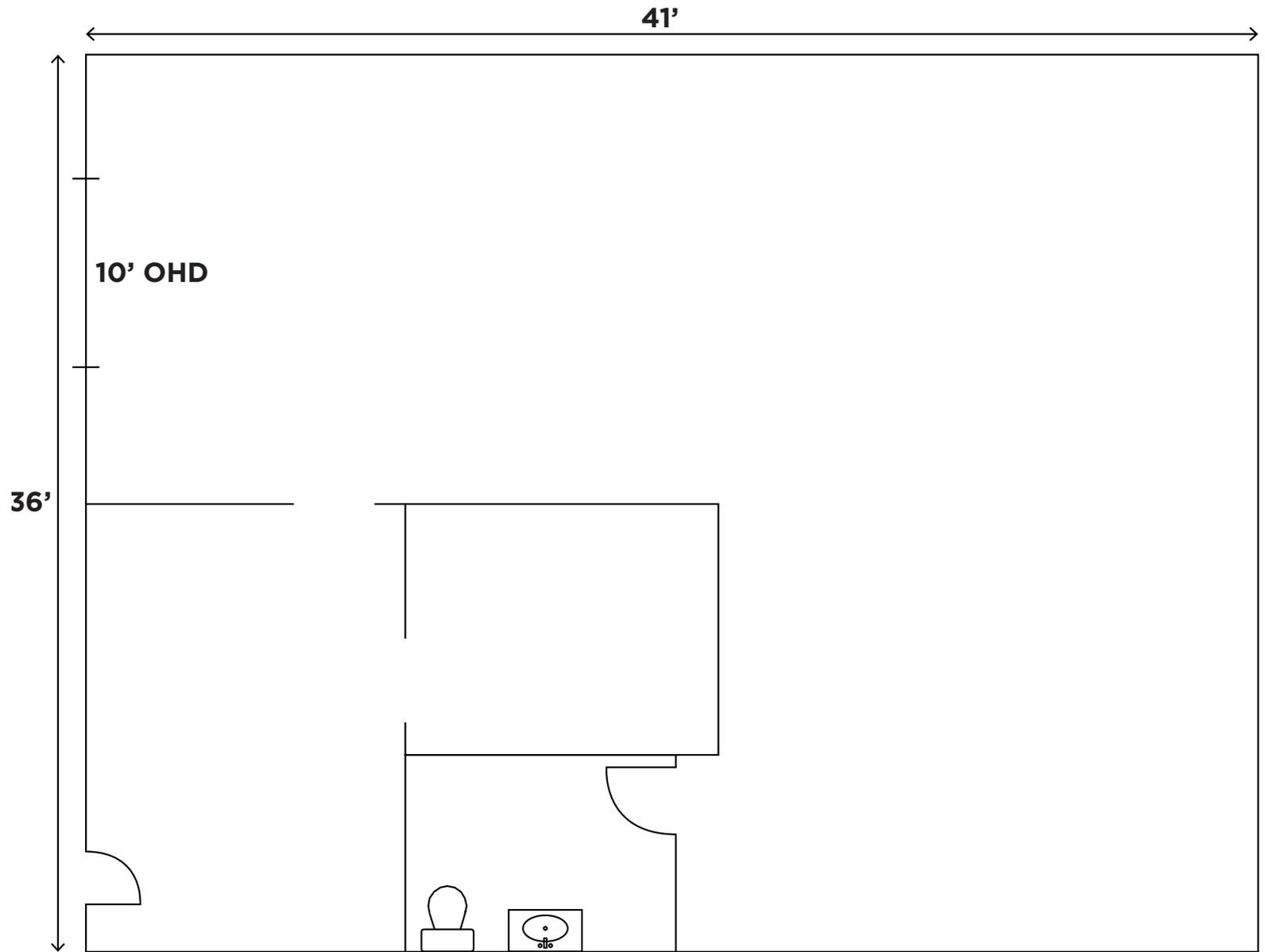


PROPERTY HIGHLIGHTS

6784 North Franklin Avenue is a warehouse/flex property ideally positioned between Fort Collins and Loveland, offering convenient access to Highway 287. The available suite totals 1,500 square feet, featuring approximately 300 square feet of office space, a private restroom, and the balance dedicated to warehouse use. The space is equipped with one 10-foot overhead door, 13-15 feet of clear height, and three-phase power, making it well-suited for a variety of light industrial users.

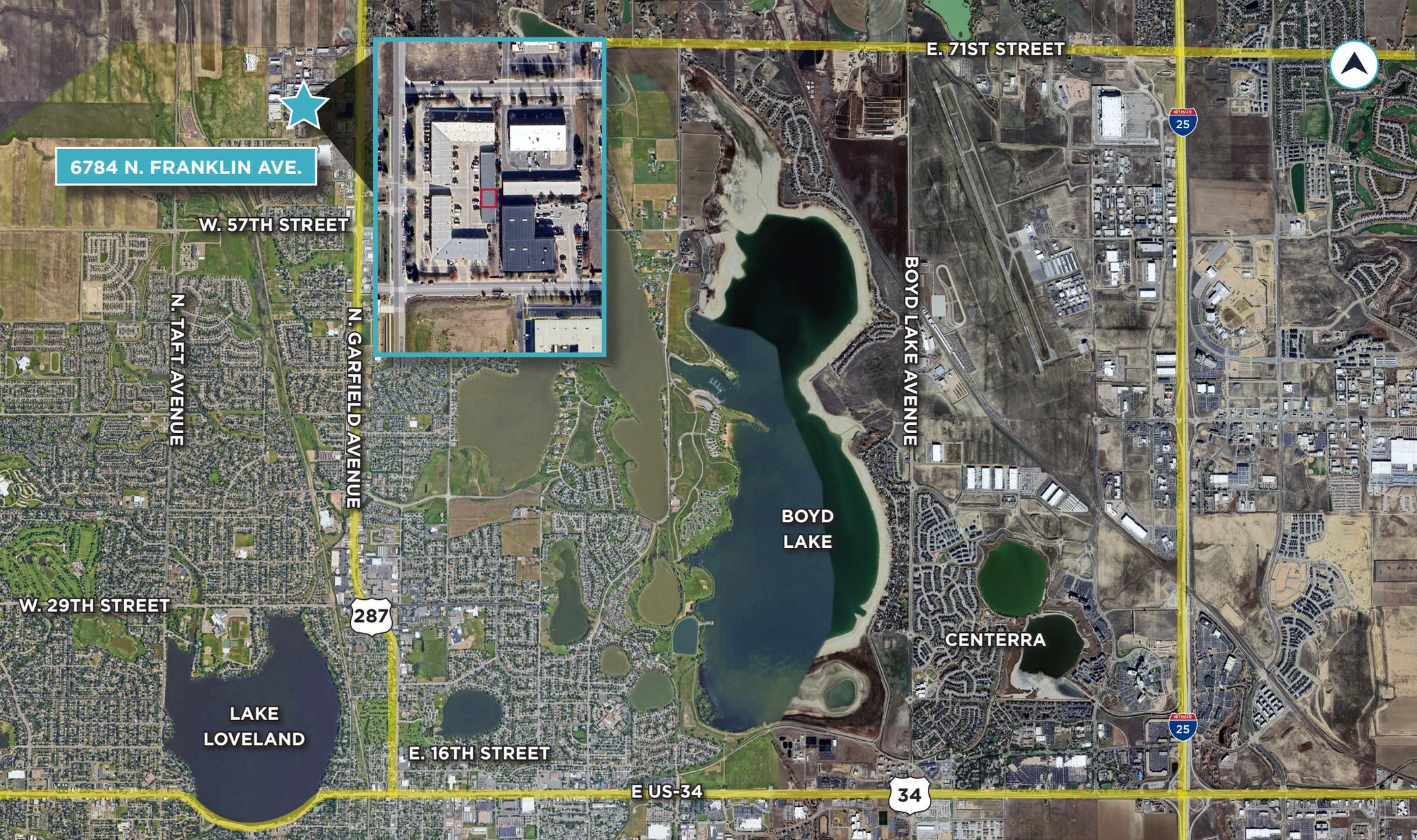
Available Size:	1,500 SF
Lease Rate:	\$13.00/SF NNN
NNN Est. Expenses:	\$5.75/SF
Available Date:	Now
Year Built:	2000
Loading:	One (1) 10' Overhead Door
Ceiling Height:	13'-15'





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FLOOR PLAN
1,500 TOTAL SF



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