



## BRAND NEW INDUSTRIAL/FLEX UNIT

PROPERTY TYPE: **INDUSTRIAL/FLEX**

AVAILABLE: **1,173 SF**

SALE PRICE: **\$299,000**

LEASE RATE: **\$16.00/SF**

NNN (EST. **\$7.90/SF**)

FEATURES:

- Brand New Construction!
- End-cap unit with lots of windows for natural light
- Fully Air-conditioned unit
- Ideal for industrial, mancave or warehouse uses
- Central Loveland location
- Corrugated steel interior walls
- Epoxy coated floors
- Oversized 14' x 14' overhead door with remote opener
- 3 phase 100-amp power
- Energy saving LED lighting
- Private bathroom
- Sprinklered

# FEATURED PROPERTY

5705 N. GARFIELD, B101 • LOVELAND, CO 80538



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# DEMOGRAPHICS & SITE LOCATION

5705 N. GARFIELD, B101 • LOVELAND, CO 80538

10.9

MILES  
TO FORT COLLINS

11.6

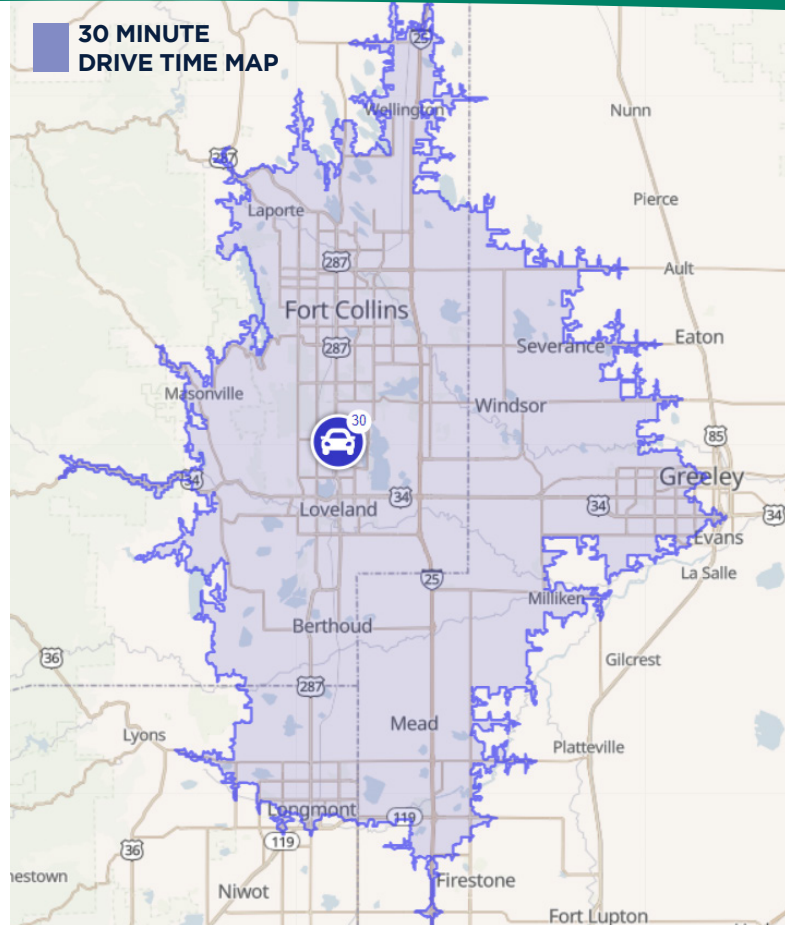
MILES  
TO WINDSOR

21.1

MILES  
LONGMONT

29.4

MILES  
TO I-25



## Fort Collins

712 Whaler's Way, Bld. B, Suite 300  
Fort Collins, CO 80525  
970.229.9900

## Loveland

200 E. 7th Street, Suite 418  
Loveland, CO 80537  
970.593.9900

## Greeley

1711 61st Avenue, Suite 104  
Greeley, CO 80634  
970.346.9900

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