



1215 SOUTH GRANT AVENUE | LOVELAND, CO

\$3,000,000



Free-standing flex industrial office/warehouse for sale in prime location! This building is situated on a 1.25 acre lot & features 16,034 total sq. ft. On the main level, you will find a vestibule, office space with private offices, common area restrooms, showroom, & a spacious warehouse/shop. The upper level offers a mixture of office space, additional restrooms, & flex space that could be utilized as workshop, office, &/or bonus flex space. Ample power throughout this building- no shortage of amperage or volts! New roof in 2022 with insulation & warranty. This building would be great for any type of flex user &/or industrial user. Plenty of parking available! Located off of Highway 402 & Highway 287 in South Central Loveland, with quick access to all major arterials. Seller will consider an owner carry.

GENERAL INFORMATION

Owner's AssociationNone
Taxes..... \$47,892.24/2024
ZoningIndustrial
Loading Doors.....(2) 14x14 Grade Level
Property Type Flex Office/Warehouse
Total SQ FT 16,034
Electric & WaterCity of Loveland
GasXcel Energy
Subdivision Loveland Industrial Park
Year Built1996
Construction..... Metal/Frame
Heating..... Forced Air,
..... Two or More Heat Sources
Cooling.....Refrigeration/HVAC



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Information herein deemed reliable but not guaranteed. Distance and measurements are approximate and subject to correction. See our listings at www.thegroupinc.com 9.24.2024

