

**PRICE
REDUCED!**



FOR SALE INDUSTRIAL/FLEX SPACE



PROPERTY TYPE: **INDUSTRIAL/FLEX**

AVAILABLE: **4,459 SF**

SALE PRICE: ~~\$875,000~~ **\$799,000**

FEATURES:

- Open concept Industrial/Flex space
- Sprinklered
- Central Loveland location
- 16'w x 12'h overhead door
- Floor drain
- 240v 3 phase power
- Air conditioned
- Open office, two bathrooms, large shop/warehouse and breakroom
- Seller leaseback possible on 1,000+/-SF

BRUCE CAMPBELL Broker

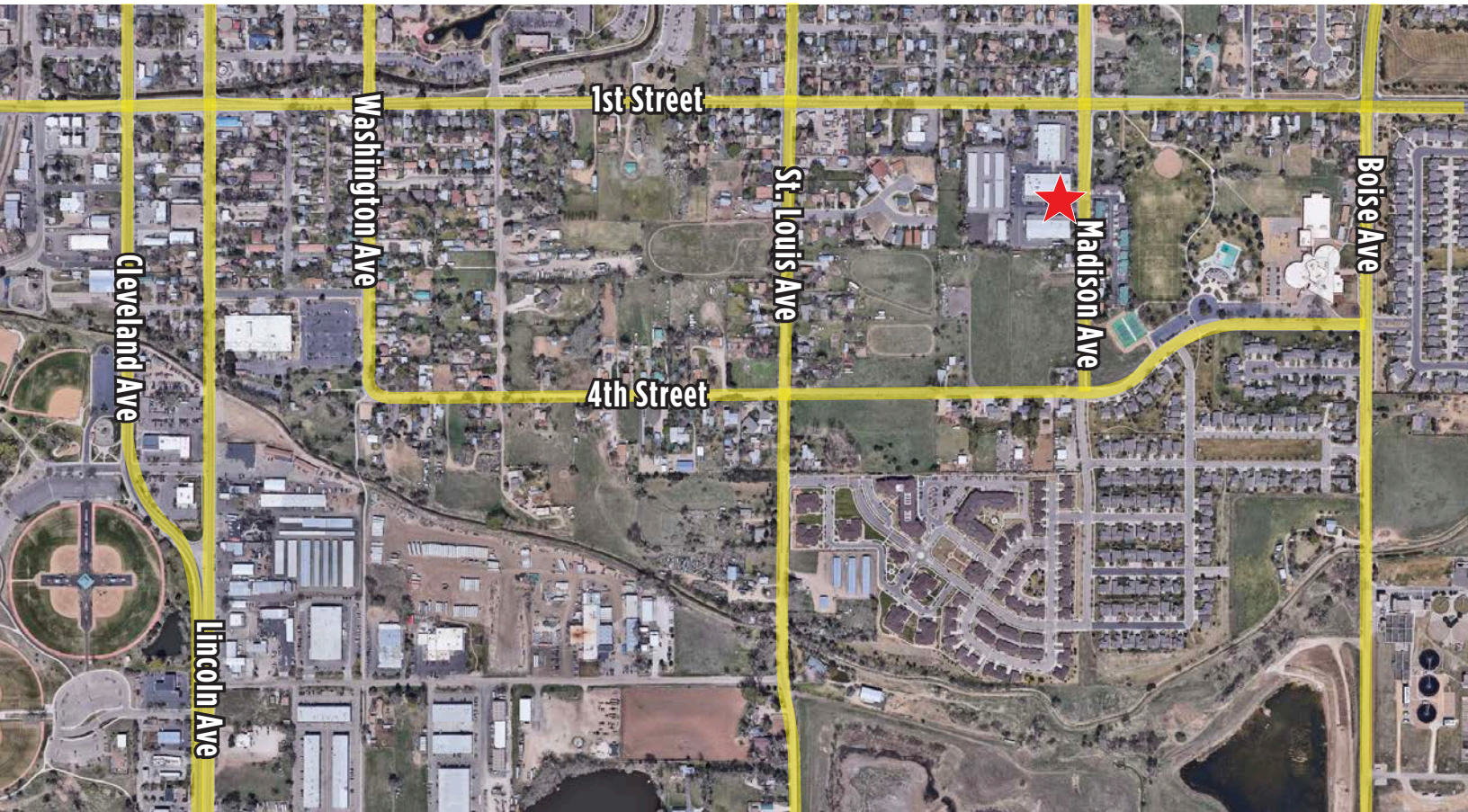
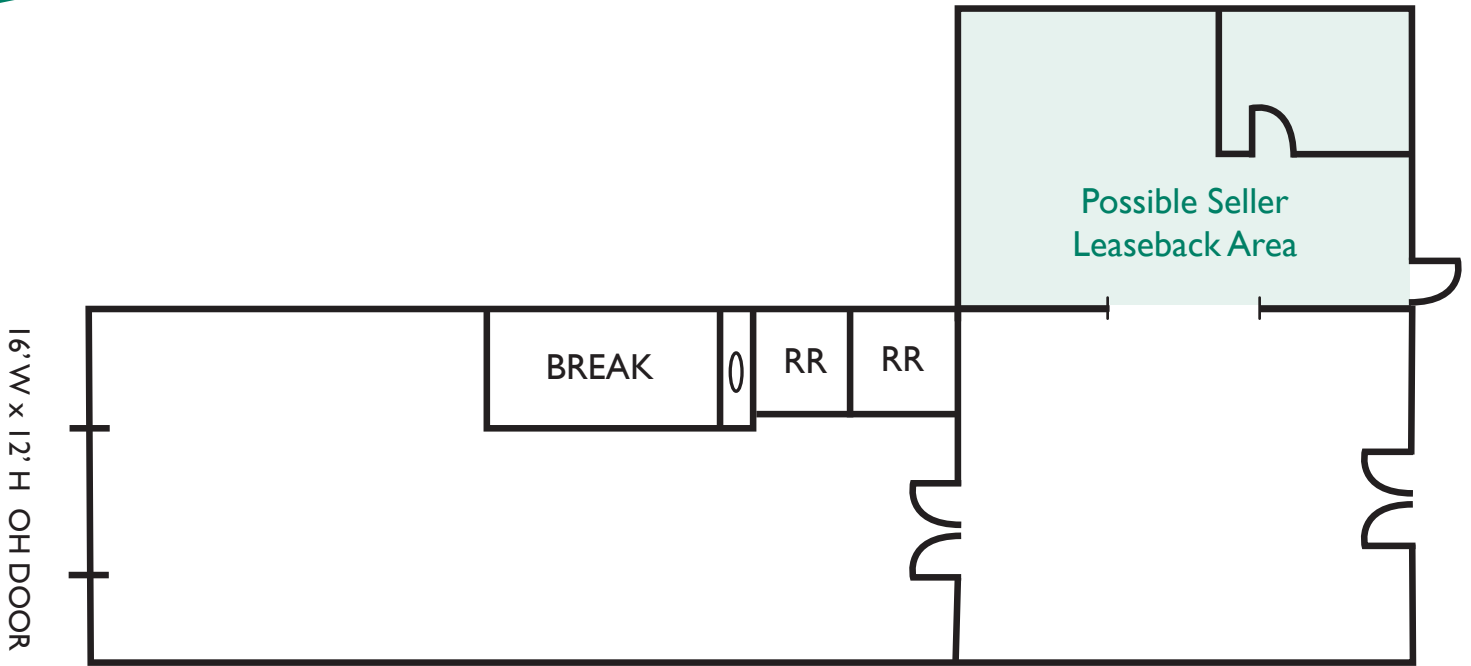
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PATRICK O'DONNELL Broker

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FLOOR PLAN & SITE LOCATION

171 SOUTH MADISON • LOVELAND, CO 80537



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
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