

FOR LEASE

433 N. Denver Avenue
Loveland, CO 80537

Industrial Office/Warehouse/Flex Space

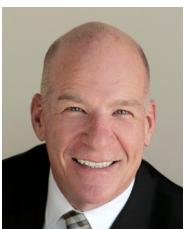


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OFFERING HIGHLIGHTS

- 1,200 SF - 30' wide and 40' deep
- Finished office space with new carpet
- Warehouse space with half bath and deep wash sink
- 110/220/3-Phase power available
- Grade-level loading



Craig C. Hau

Partner/Senior Commercial Advisor

970.222.0077 Mobile | 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. 12.30.25



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LEASE OVERVIEW

| | |
|----------------------------|--------------------------------|
| Total Monthly Rent: | \$1,750.00/plus utilities |
| Rentable SF: | 1,200/SF |
| Base Rent: | \$11.70/SF Annually |
| NNN Expenses: | \$5.80/SF Annually |
| Zoning: | Industrial |
| Year Built: | 2002 |
| OH Door(s): | 1 - 14' x 14' Grade-Level Door |
| Power: | 110/220/3-Phase |
| Ceiling Height: | 16' |
| Market: | Northern Colorado |
| Sub Market: | Loveland |

PROPERTY OVERVIEW

| | |
|------------------|--|
| Property: | Industrial office / warehouse for lease. This flex space offers over 1,200 sqft. There is an office, baseboard heat, and a warehouse / shop in the back with a half bath and wash-sink. The shop has 1 - 14' x 14' grade-level loading door, a 3' pedestrian door, and 110/220/3-phase power available. The ceiling height is 16'. The total monthly rent is: \$1,750.00 plus utilities - gas, electric, internet, phone, and internal janitorial. The Owner's Association covers trash, snow removal, landscaping, and exterior maintenance. Call today for more information and a private showing. |
| Location: | Located in the Denver Avenue Commercial Park in South Loveland, with quick access to HWY 34 and Interstate-25. |

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