



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

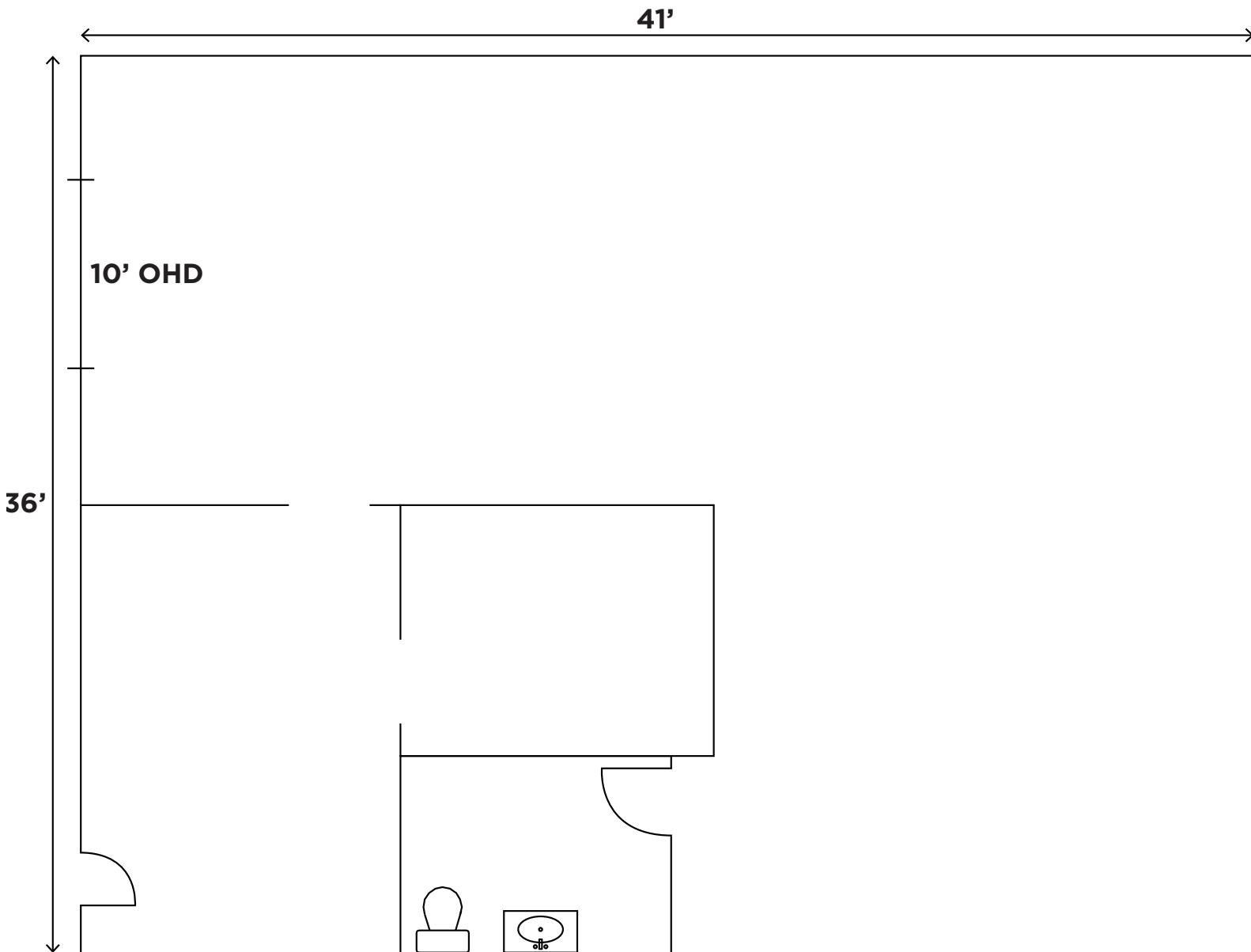
Year Built: 2000

Loading: One (1) 10' Overhead Door

Ceiling Height: 13'-15'

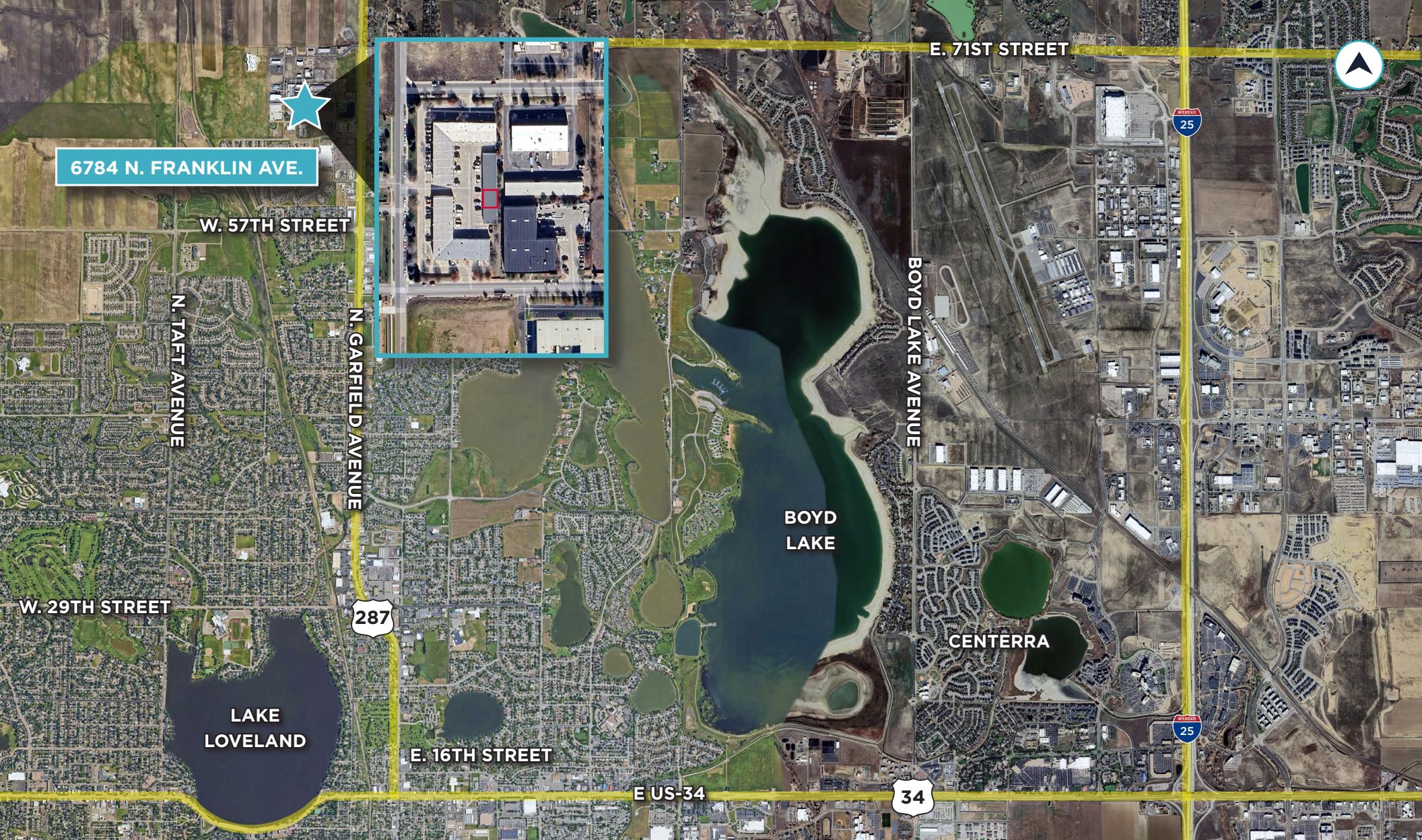


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FLOOR PLAN
1,500 TOTAL SF



CONTACT

Cole Herk, CCIM
Director
+1 970 267 7726
cole.herk@cushwake.com



772 Whalers Way, Suite 200
Fort Collins, CO 80525
+1 970 776 3900
cushmanwakefield.com

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