

# 104 E 15th Street

Industrial Flex Space

104 E 15th Street  
Loveland, Colorado 80538





# Monument Signage

## Ample Parking and Great Neighbors

This 4,800 SF space is equipped with 16' ceilings, Clearspan, two office spaces, restrooms, and is fully insulated and sprinkled. Found just off Hwy 34 (Eisenhower Blvd) and Hwy 287 South (Cleveland Ave) in Loveland, one of the town's main intersections and largest thoroughfare (Hwy 34), this crossroads sees 33,000 vehicles per day. Nicknamed the "Sweetheart City", Loveland is one of the fastest growing markets in Northern Colorado. Flexible zoning allows for a variety of uses

2022 Demographics	1 Mile	3 Miles	5 Miles
Population	9,061	67,500	94,844
5 Year Projected Population	9,052	68,637	98,343
Average Household Income	\$86,259	\$99,024	\$112,287
Median Age	42.7	40.9	42.0
Daytime Population	10,965	64,282	93,705

# For Sale or Lease

## 4,800

Available Square Footage

## 14,400

Building Square Footage

## \$2,375,000

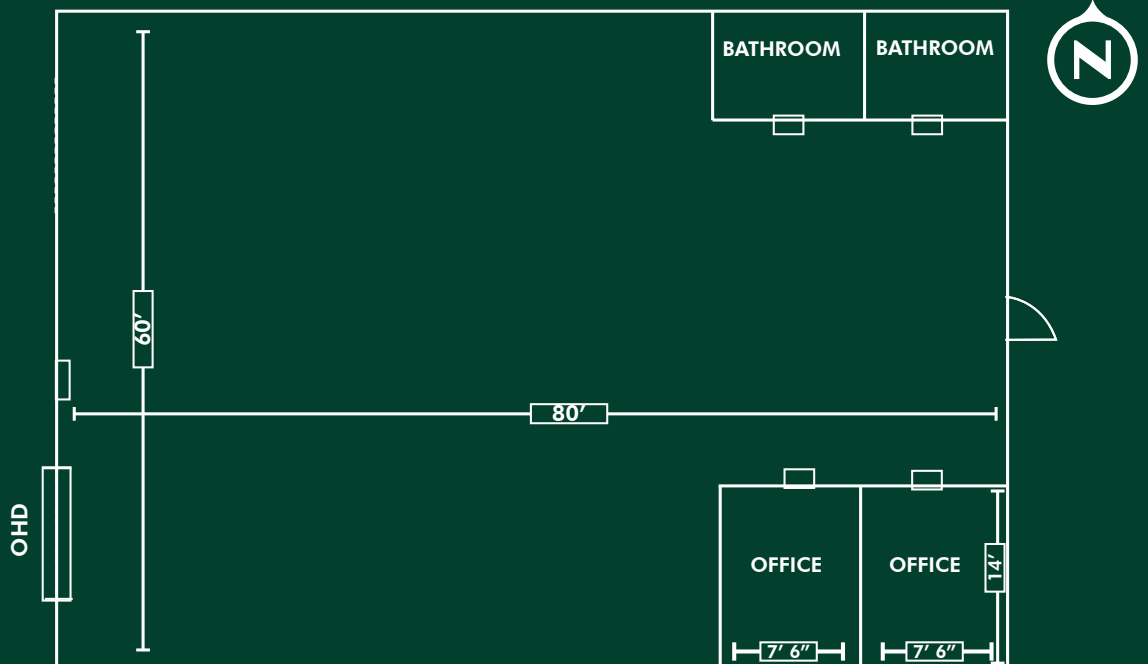
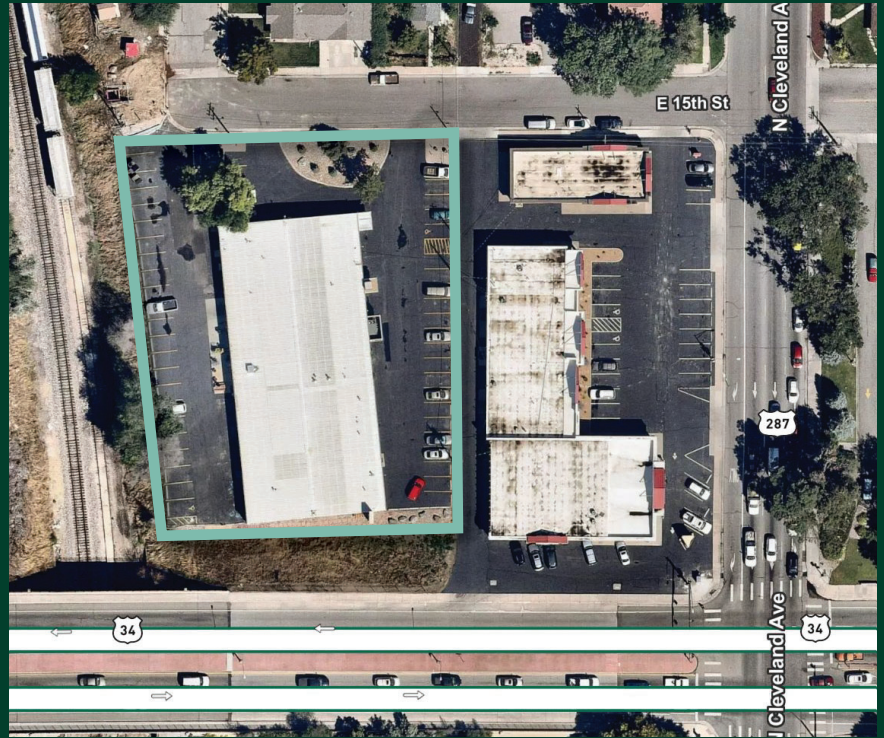
Sale Price

## \$10.75

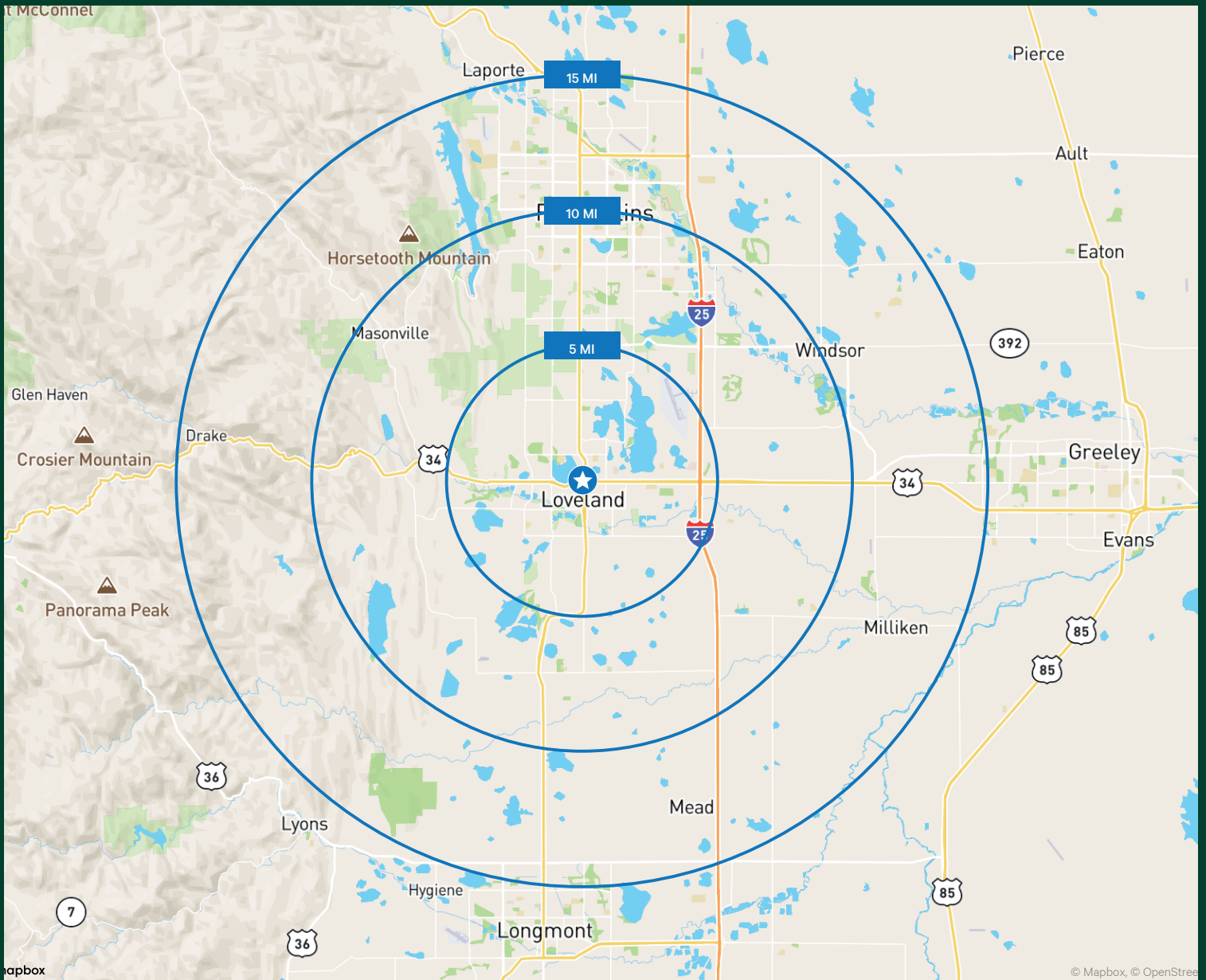
PSF NNN Lease Rate

## \$4.35

2024 PSF NNN's Estimate







## Contact Us

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