



# INDUSTRIAL/FLEX SPACE FOR LEASE

**2037 E 11TH STREET | LOVELAND, CO 80537**



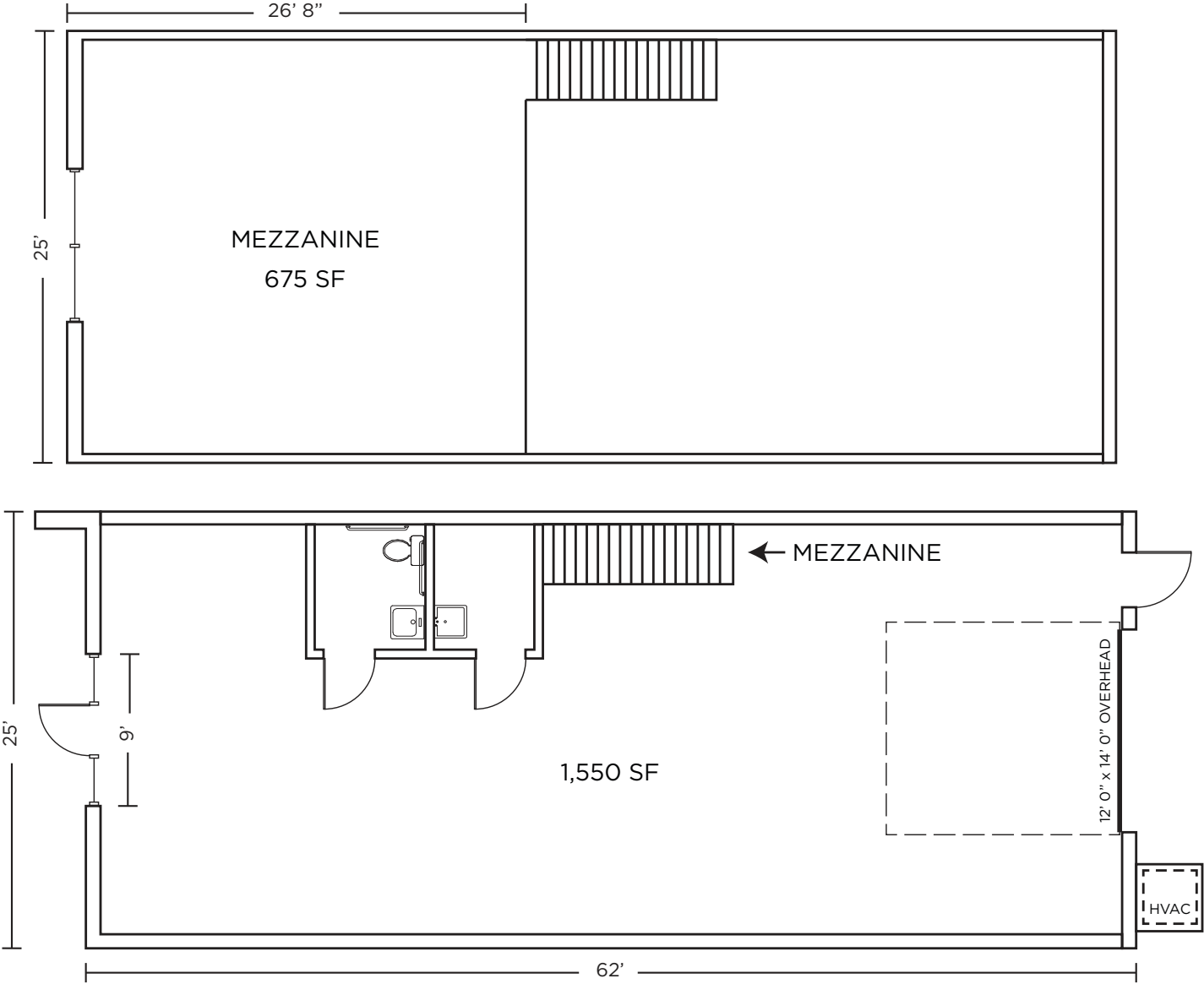


# PROPERTY HIGHLIGHTS

Built in 2020, this well-located industrial property offers excellent access just off Eisenhower Blvd in Loveland, with close proximity to Interstate 25 and a full range of nearby amenities. The building features a clear height of 19', a 12' x 14' overhead door, and 3-phase 200-amp electrical service. Ample parking is available on-site, making it a strong fit for a wide variety of industrial operations. For additional information, please contact the listing brokers.

Lease Rate:	\$13.00/SF NNN
NNN Est. Expenses:	\$6.40/SF
Available Size:	<b>Main Level - 1,550 SF</b> <b>Mezzanine - 675 SF</b> <b>Total - 2,225 SF</b>
Clear Height:	19'
Power:	200 Amps / 3-Phase
Loading:	12' x 14' OHD
Parking:	32 Spaces
Zoning:	Developing Industrial (I)





FLOOR PLAN  
**2,225 TOTAL SF**





## CONTACT INFORMATION

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