

3940 MEDFORD DR.

WEST UNIT
LOVELAND, CO 80538



INDUSTRIAL SPACE FOR LEASE

Lease Rate: \$12.00/SF NNN | NNN's \$3.02/SF (2025 Est.)

 CUSHMAN &
WAKEFIELD

// PROPERTY FEATURES

This 19,000 SF warehouse, part of a 71,152 SF building, is designed for streamlined operations with 3-Phase, 400 Amp power. Featuring a 14-foot clear height, one grade-level overhead door, two docks, and 20 parking spaces, it offers the perfect balance of functionality and convenience. The property also includes offices, a break room, and prominent building signage—all in a prime location that makes it an ideal destination for your business.

PROPERTY DETAILS

Available Size Approx. 19,000 SF

Power 3-Phase, 400 Amp,
277/480 Volt

Loading 2 Docks with Levelers
(1) 20'x12' OHD

Clear Height 14'

Signage Building

Parking 20 Surface Spaces

Zoning Industrial Zone -

City of Loveland



PROPERTY HIGHLIGHTS

- 18,000 SF warehouse and 1,000 SF office space
- Includes break room and restrooms
- Building is fully sprinklered for fire safety
- Ample parking available – 20 surface spaces
- Recent updates: heating system, thermostats, LED lights, sprinklers, high-speed fiber internet, and smoke alarms
- Convenient location 3 miles from I-25/Hwy 34 – easy access to the Front Range

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// SITE PLAN



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