

INDUSTRIAL/FLEX SPACE FOR LEASE

1905 W. 8th Street, Unit 125, Loveland, CO



REDUCED RATE!

PROPERTY DETAILS

Available Space:

Unit 125: 3,707 RSF
\$3,400/mo including utilities

Features:

- (1) 12'x14' OH door
- 400 Amp, 3 Phase power
- Ability to upgrade power supply

Zoning: (I) Developing Industrial

Ideal Uses:

- R & D
- Tradesman shop
- Light manufacturing

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WEST LOVELAND INDUSTRIAL/FLEX LEASE RATE: \$3.00/RSF NNN (EST. \$8.00/SF)

- Clean and functional industrial/flex unit with nice office/showroom in West Loveland
- Located near US Highway 34 and Taft Ave., with quick access to Fort Collins and Longmont
- Warehouse features 18' ceiling with 12' CH to the lights; 12'x14' OHD with opener and plenty of power
- Half of the warehouse has 9' CH and 7'10" in tool/workroom perfect for R&D or manufacturing space
- The office has been updated with reclaimed wood and vinyl flooring



DEMOGRAPHICS (Source: STDB Online 2025, radius)

	1 Mile	3 Mile	5 Mile
2025 Population	7,781	63,562	91,124
Avg. HH Income	\$85,456	\$99,984	\$108,418
Households	3,466	27,643	39,006
Businesses	321	2,741	3,549
Employees	3,587	24,589	33,661



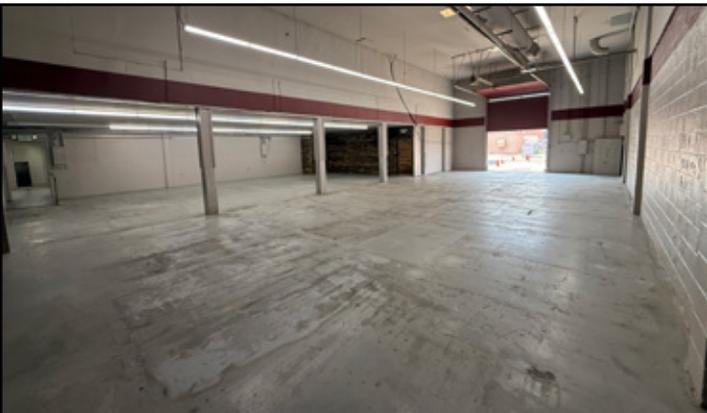
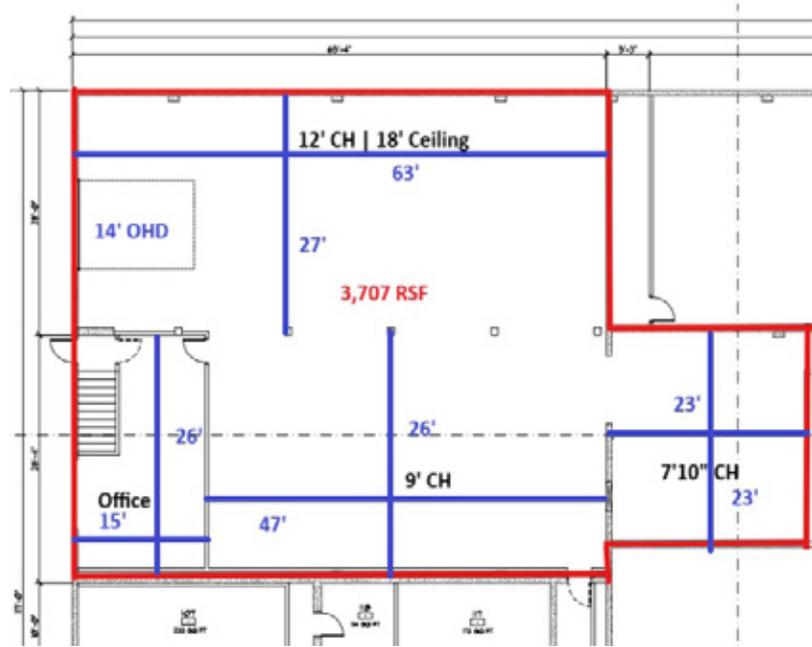
TRAFFIC COUNTS (Source: STDBOnline)

W. 8th Street @ Van Buren Ave.	3,333 VPD
W. Eisenhower Blvd. @ Van Buren Ave.	22,470 VPD

The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 12/18/2025

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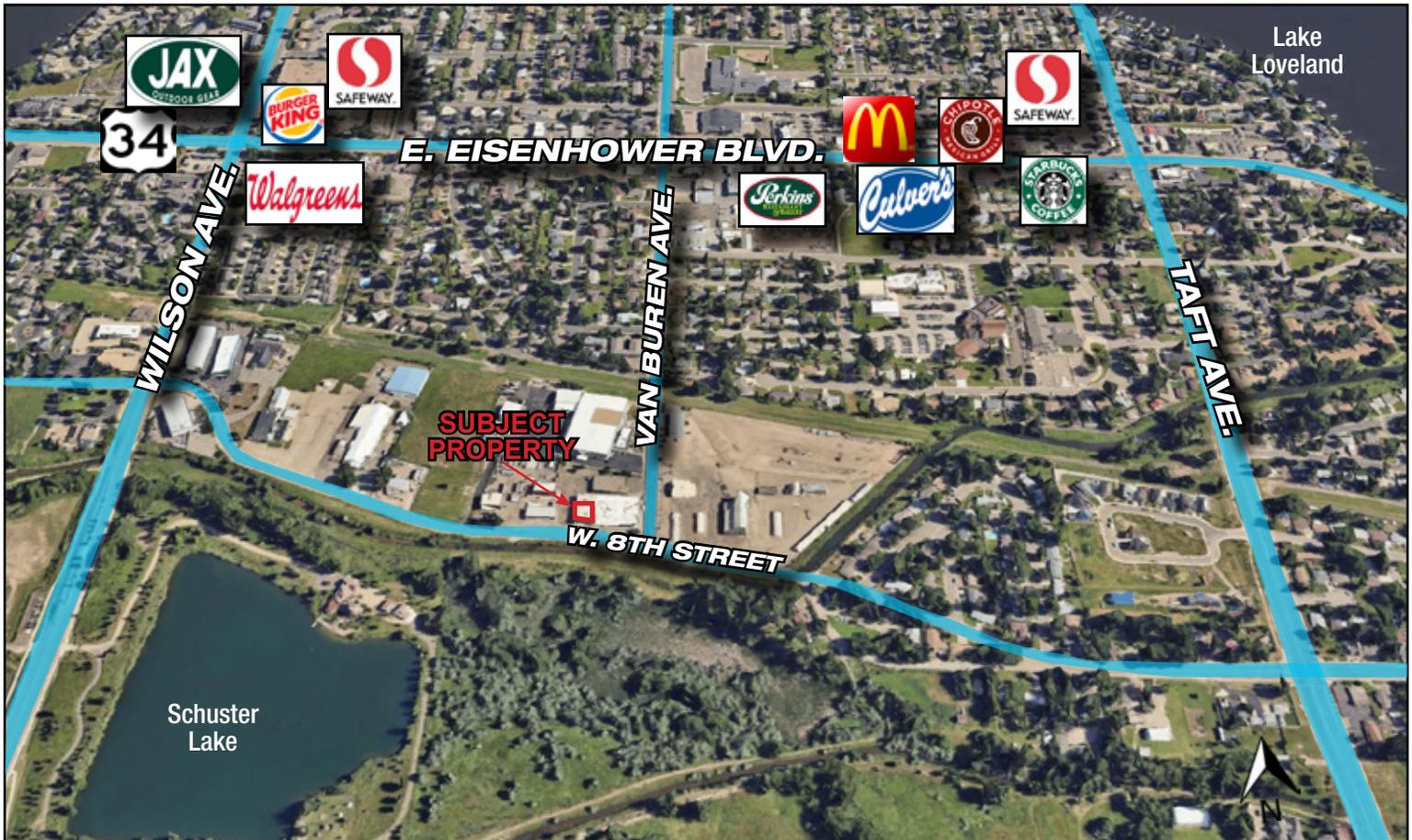
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Downtown Loveland - 1.5 miles; 5 min
Fort Collins - 15 miles; 28 min
Greeley - 23 miles; 41 min
Windsor - 16 miles; 31 min
I-25 - 6 miles; 8 min



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