

# OFFICE/FLEX/WAREHOUSE FOR SALE

1327-1331 S. Garfield Ave., Loveland, CO



## PROPERTY DETAILS

**Available Space:** 3,816 RSF  
Office/Showroom - 800 SF  
Mezzanine Office/Break area - 800 SF  
Warehouse - 2,200 SF

**Proposed Use:**  
Industrial / Warehouse / Flex / R&D

**Features:**  
- (2) 12'x14' OH doors  
- (2) 200 Amp, 3 Phase panels  
- Functional, finished mezzanine

**Zoning:** (I) Development Industrial  
(City of Loveland)

[click for link: City of Loveland Municode](#)

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## SOUTHWEST BUSINESS PARK SALE PRICE: \$645,000 (\$169/SF)

- Functional office/flex & warehouse condo with open office/showroom & finished mezzanine
- Double unit remodeled into one large unit with multiple entry & overhead doors
- Functional layout with reception/showroom, open offices, private office or shop, restrooms, and clean functional warehouse space with drive-in loading
- Convenient location on CO Highway 402 with easy access to US Highway 287 and minutes from I-25
- Well maintained complex with attractive landscaping and monument signage available on SW 14th Street/CO Highway 402
- Minutes away from Thompson Valley Town Center and downtown Loveland amenities including restaurants, retail, grocery and banks



### DEMOGRAPHICS (Source: STDB Online 2025, radius)

	1 Mile	3 Mile	5 Mile
2025 Population	4,739	46,078	94,526
Avg. HH Income	\$82,477	\$98,206	\$110,426
Households	2,251	20,107	40,348
Businesses	383	2,480	3,756
Employees	3,170	23,399	37,020



### TRAFFIC COUNTS (Source: STDBOnline)

CO Hwy 402/14th St. SE @ S. Garfield	15,416 VPD
US Hwy 287/S. Lincoln N. of CO Hwy 402	19,000 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. 7/21/2025



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Main Floor Office/Showroom



Main Floor Office/Showroom



Mezzanine area or Breakroom



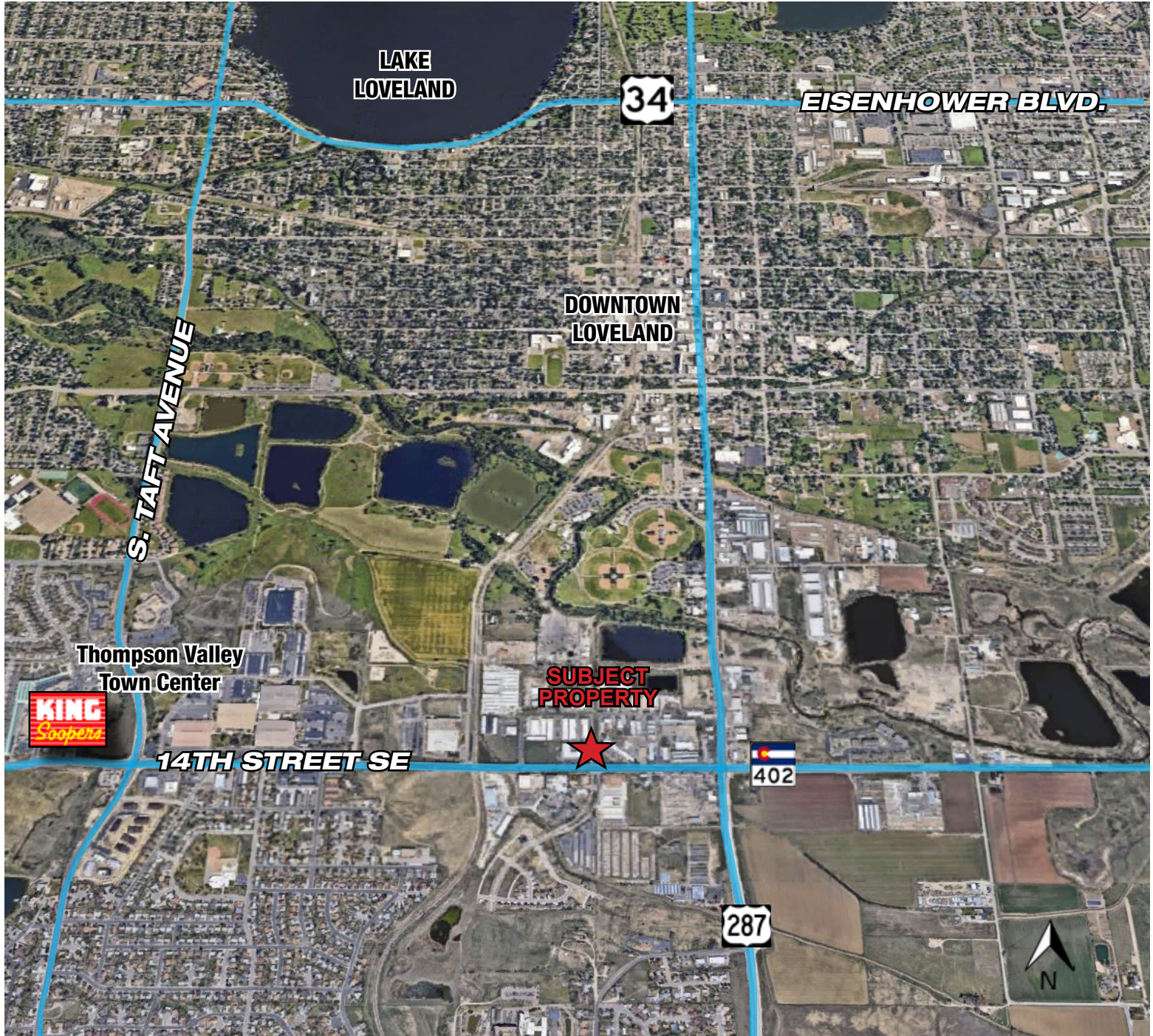
- Open reception/office/showroom on main level (20'x40')
- Two private restrooms - (1) in office, (1) in WH
- Finished mezzanine with abundant windows - split into two 20'x20' spaces with 2 stairways
- High bay warehouse with two (2) 14' OH doors
- Two (2) 200 Amp 3 phase panels
- New LED lighting in throughout



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Downtown Loveland - 2.0 miles; 5 minute  
Interstate 25 and CO Hwy 402 - 4 miles; 8 minutes  
Fort Collins, CO - 14 miles; 29 minutes  
Greeley, CO - 23 miles; 33 minutes  
Denver, CO - 51 miles; 56 minutes



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