

FOR SALE/LEASE

CBRE

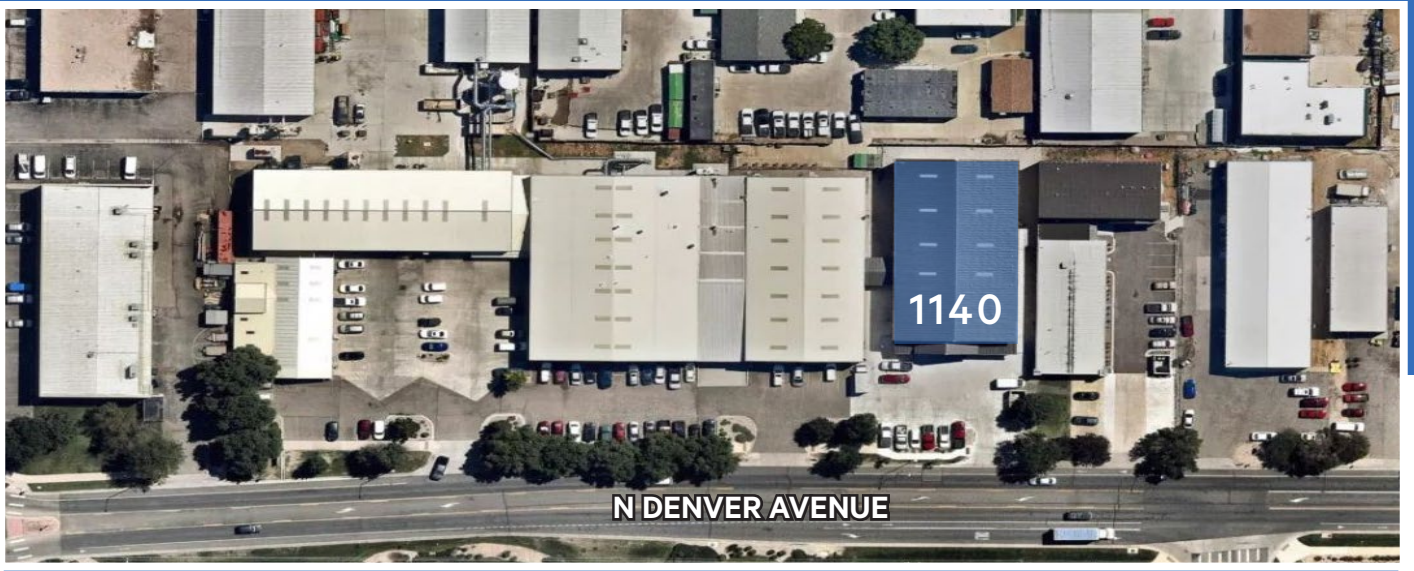


FURNISHED OFFICE SPACE!

LOVELAND BUSINESS PLAZA

1140 NORTH DENVER AVENUE – BUILDING 5
LOVELAND, COLORADO 80537

WAREHOUSE SPACE IN A MANUFACTURING COMPLEX



AVAILABLE	9,125 SF - 18,250 SF	AVAILABLE STORAGE SPACE	3,000 SF - 9,185 SF
LEASE RATE	\$9.75/SF* NNN	SALE PRICE	\$3,200,000 (\$175/SF)

***THIS IS AN INTRODUCTORY RATE FOR A 3 YEAR MINIMUM LEASE.**

Year 2 lease rate is \$10.70/SF. Year 3 lease rate is \$11.50/SF

HIGH-VALUE COMMERCIAL SPACE WITH PREMIUM INFRASTRUCTURE

Unlock exceptional versatility and built-in upgrades with this adaptable commercial facility – ideal for manufacturing, assembly, equipment housing, distribution, and specialty operations. Featuring a rare combination of flexible space and advanced safety systems, this property offers capabilities far beyond standard commercial listings.



LOCATED IN BUSINESS ENTERPRISE ZONE

Additional improvements included a fully permitted extraction-ready facility. The space incorporates specialized improvements that provide added value for businesses needing enhanced ventilation, controlled environments, or code-compliant hazardous-location areas.

KEY SELLING POINTS

- Fully Permitted Extraction-Ready Facility — delivers turnkey readiness for operators requiring elevated safety and mechanical systems.
- Two Hazardous-Classified Rooms (C1D1 & C1D2) — annually approved by the City of Loveland and the Loveland Fire Department; built to NFPA 70® and NEC standards.
- Enhanced Air-Handling & Safety Infrastructure — engineered to meet stringent code requirements, offering reliability and peace of mind.
- Versatile Commercial Utility — ideal for light industrial uses, production lines, equipment housing, R&D, and distribution or logistics operations.

FURNISHED OFFICE SPACE



THIS PROPERTY'S UNIQUE COMBINATION OF FLEXIBILITY AND SPECIALTY UPGRADES MAKES IT AN OUTSTANDING OPPORTUNITY FOR BUSINESSES READY TO GROW, EXPAND, OR ELEVATE THEIR OPERATIONAL CAPABILITIES.

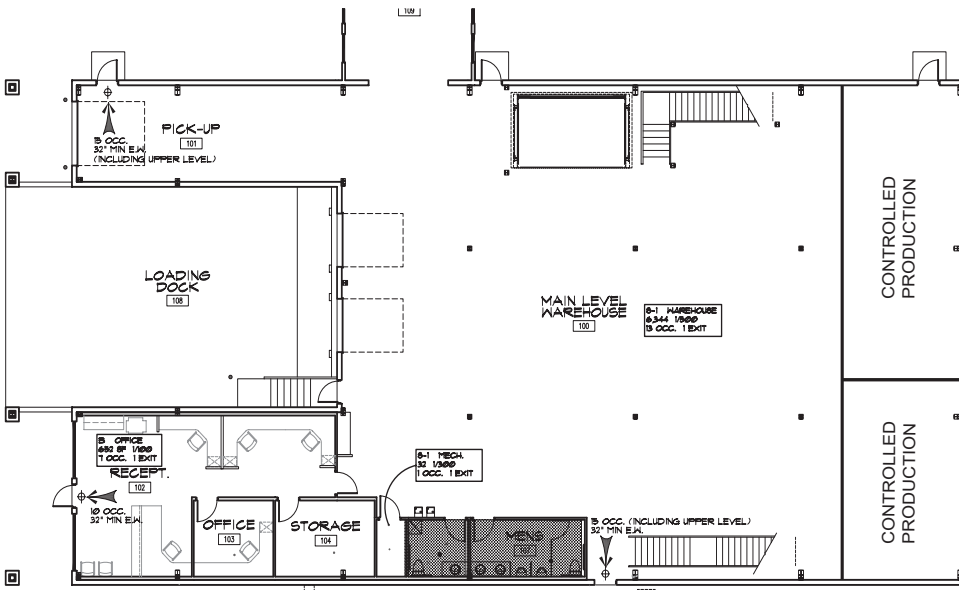
PROPERTY HIGHLIGHTS

- ▶ Available SF 9,125 - 18,250 SF
- ▶ Lease Rate \$9.75*/SF NNN
- ▶ Est. NNN \$5.75/SF
- ▶ Lot Size 20,248 SF
- ▶ Year Built 2015

- ▶ Clear Height 12'
- ▶ Freight Elevator 6,000 lb. capacity
- ▶ Loading 2 Dock / 1 Drive In Door
- ▶ Controlled 2 Main Level
Production Labs

- ▶ Power - 2 Services
480v/277v
3 Phase
- ▶ Back up Generator
- ▶ Parking Spaces - 15

9,125 SF main level: (office, warehouse, truck docks)
18,250 SF includes main level and second floor expanded warehouse and storage.

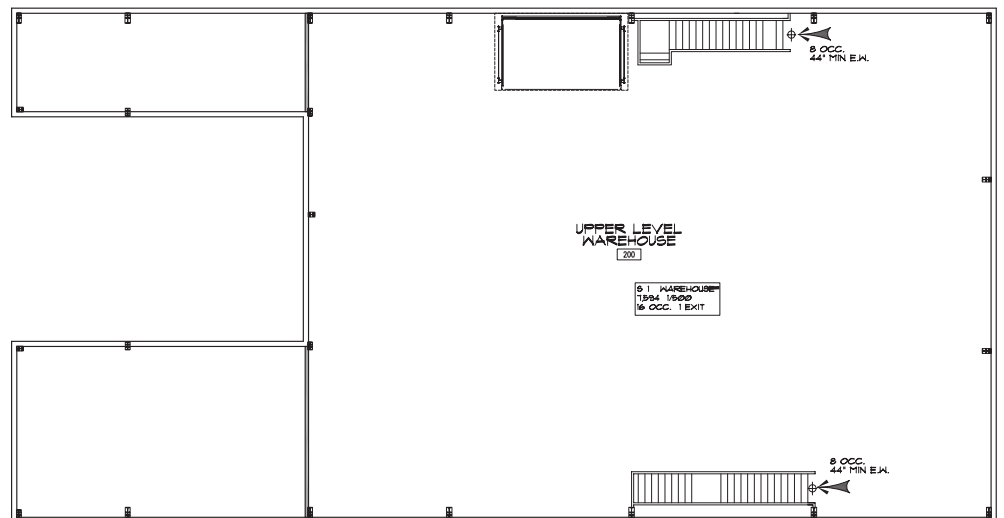


MAIN FLOOR PLAN



Freight Elevator

UPPER FLOOR PLAN





IDEALLY LOCATED WITH EASY ACCESS TO HWY 34 AND I25

FOR MORE INFORMATION, PLEASE CONTACT

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CBRE

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