



SALE / LEASE

500-504 W 67th Street

500-504 W 67TH STREET

Loveland, CO 80538

PRESENTED BY:

COBEY WESS

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CO #100024581

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PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|--------------------|-------------------------------|
| SALE PRICE: | \$1,235,520 \$220 psf |
| LEASE RATE: | \$12.50 SF/yr (NNN) \$4.90 |
| CONDO SIZE: | 5,616 SF |
| ZONING: | Developing Industrial |
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| MARKET: | Northern Colorado |
| VIDEO: | View Here |

PROPERTY OVERVIEW

Large Industrial condo with second floor office space. The main level is 4,158 SF and includes a shop office, two restrooms and large warehouse with high ceilings. The finished office space on the second floor is 1,458 SF which includes three offices, kitchenette, conference room, storage and open work space. The unit is recently refreshed with a thorough cleaning, new paint and flooring. The white and clean warehouse with high clearance optimizes space.

PROPERTY HIGHLIGHTS

- 2 panels with 3 phase and each with 150 amp
- High ceilings 18'-22'
- Sprinklers
- Floor drains
- 3-overhead doors (two 12'x14", one 10'x 14')
- Warehouse lighting upgraded to LED
- Recent landscape and parking lot upgrades

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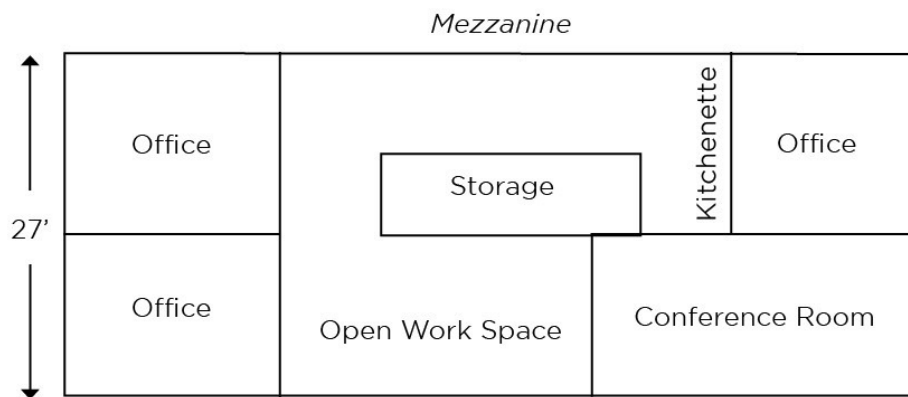
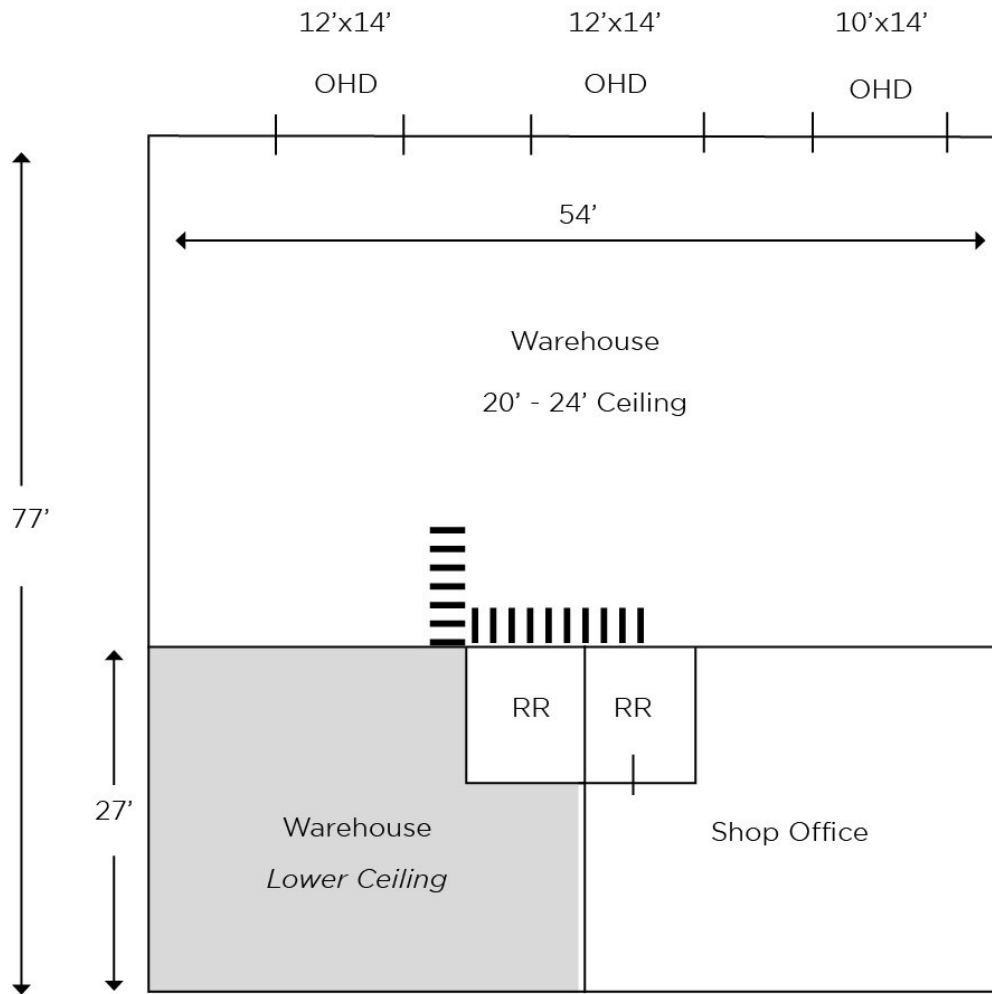
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FLOOR PLAN



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ADDITIONAL PHOTOS



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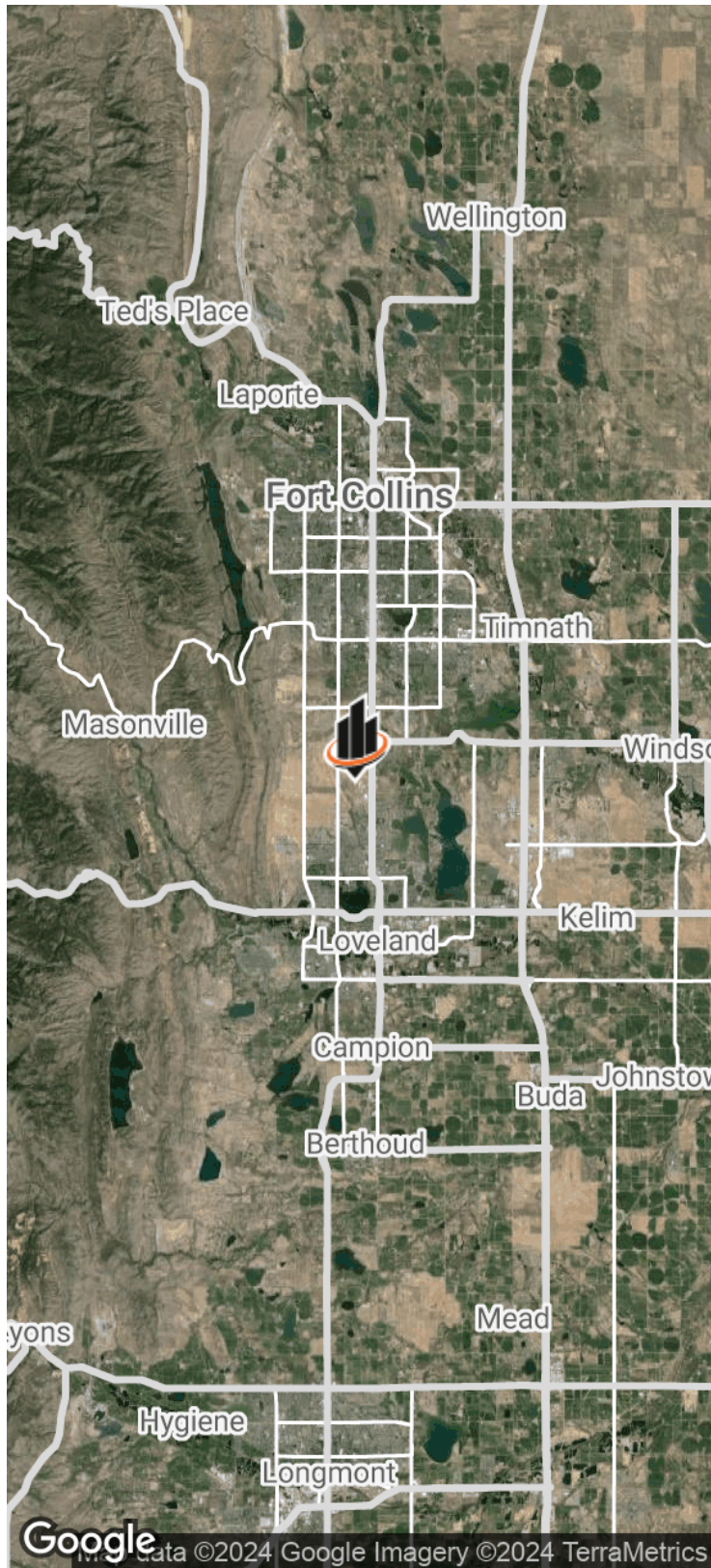
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LOCATION MAP



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|---|--|--|
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