



FOR SUBLEASE

7,200 SF OFFICE WAREHOUSE W/ FENCED YARD

4000 Patton Ave | Loveland, CO 80538



DOCK HIGH AND DRIVE IN LOADING

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LEASE OPPORTUNITY | OFFICE/WAREHOUSE W YARD



OFFERING SUMMARY

| | |
|----------------------|--|
| Available SF: | 7,200 SF |
| Lease Rate: | \$22.00 SF/yr (NNN) |
| Est. NNN: | \$4.17/SF |
| Lot Size: | 1.8 Acres |
| Loading: | 2 - 8'x10' Dock High Doors 1 - 8'x10' Dock Door w Ramp 1 - 14'x10' Drive in Door |
| Clear Height: | 18' Freespan |
| Power: | 400a, 240v, 3ph (TBV) |
| Year Built: | 2001 |
| Sprinklers: | Yes - Wet System |
| Zoning: | I - Developing Industrial |

PROPERTY OVERVIEW

This 7,200 SF office/warehouse sits on nearly 2 acres and offers a rare combination of functional space, outside storage, and efficient site layout. The warehouse features direct yard access through an oversized drive-in door, plus three dock-high positions on the south side, one equipped with a ramp. Inside, the space is sprinklered, fully freespan, includes 18' clear height, exhaust fans, light air conditioning, insulation, and GFA heaters for year-round usability. The two-story office layout preserves maximum warehouse floor space and includes multiple bathrooms, washer/dryer hookups, private offices, and conference rooms. The property also provides ample parking and abundant yard storage. Call Greg or Earl for a tour today.

PROPERTY HIGHLIGHTS

- Freespan Warehouse with 18' Clear Height
- Direct Access to Yard Area - Outdoor Storage allowed
- Multiple Loading Doors - Drive in & Dock High
- Sprinklered and Heavy Power (400a, 240v, 3ph)
- Less than 1.5 Miles to I-25







