



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



## 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.

## OFFERING SUMMARY

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

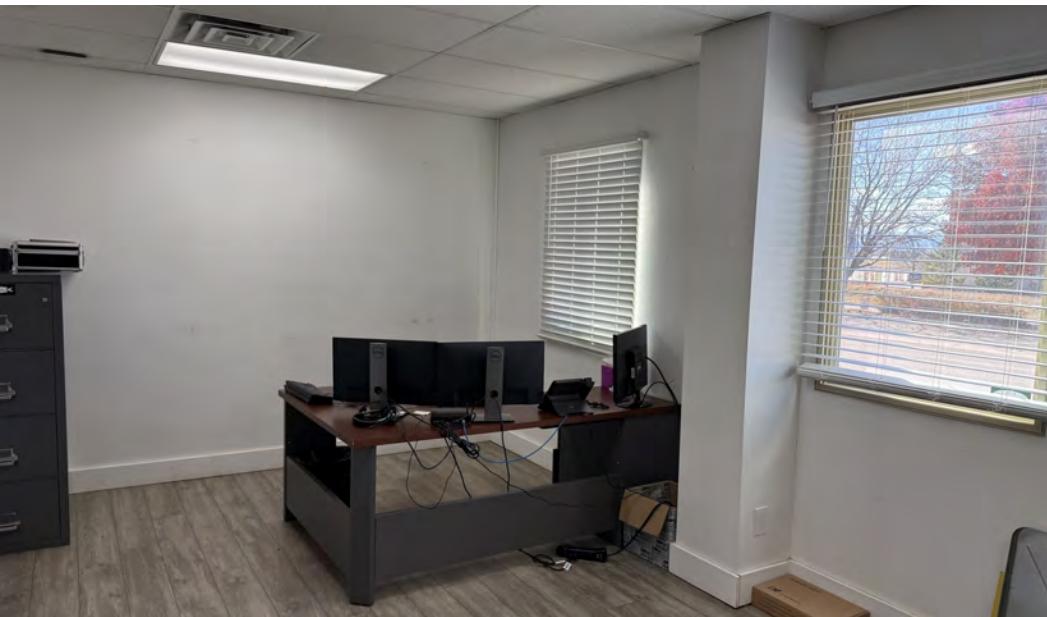
## PROPERTY HIGHLIGHTS

- 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

# ADDITIONAL PHOTOS



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