

INDUSTRIAL OFFICE/WAREHOUSE/FLEX SPACE - \$1,750.00/MO



433 N. DENVER AVENUE LOVELAND, CO 80537

FOR LEASE

- 1,200 SF - 30' wide and 40' deep
- Finished office space with new carpet
- Warehouse space with half bath and deep wash sink
- 110/220/3-Phase power available
- Grade-level loading

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 02.12.2026

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LEASE OVERVIEW

Total Monthly Rent:	\$1,750.00/plus utilities
Rentable SF:	1,200/SF
Base Rent:	\$10.96/SF Annually
NNN Expenses:	\$6.54/SF Annually
Zoning:	Industrial
Year Built:	2002
OH Door(s):	1 - 14' x 14' Grade-Level Door
Power:	110/220/3-Phase
Ceiling Height:	16'
Market:	Northern Colorado
Sub Market:	Loveland

PROPERTY OVERVIEW

Property: Industrial office / warehouse for lease. This flex space offers over 1,200 sqft. There is an office, baseboard heat, and a warehouse / shop in the back with a half bath and wash-sink. The shop has 1 - 14' x 14' grade-level loading door, a 3' pedestrian door, and 110/220/3-phase power available. The ceiling height is 16'. The total monthly rent is: \$1,750.00 plus utilities - gas, electric, internet, phone, and internal janitorial. The Owner's Association covers trash, snow removal, landscaping, and exterior maintenance. Call today for more information and a private showing.

Location: Located in the Denver Avenue Commercial Park in South Loveland, with quick access to HWY 34 and Interstate-25

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