



CENTRALLY LOCATED MOVE-IN READY UNIT

PROPERTY TYPE: INDUSTRIAL/FLEX

AVAILABLE: 2,040 SF

1,360 SF - FIRST LEVEL

680 SF - SECOND LEVEL

LEASE RATE: \$11.50/SF NNN

PROPERTY HIGHLIGHTS:

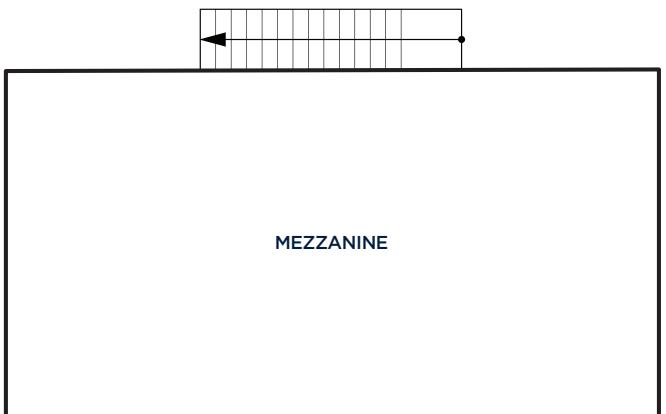
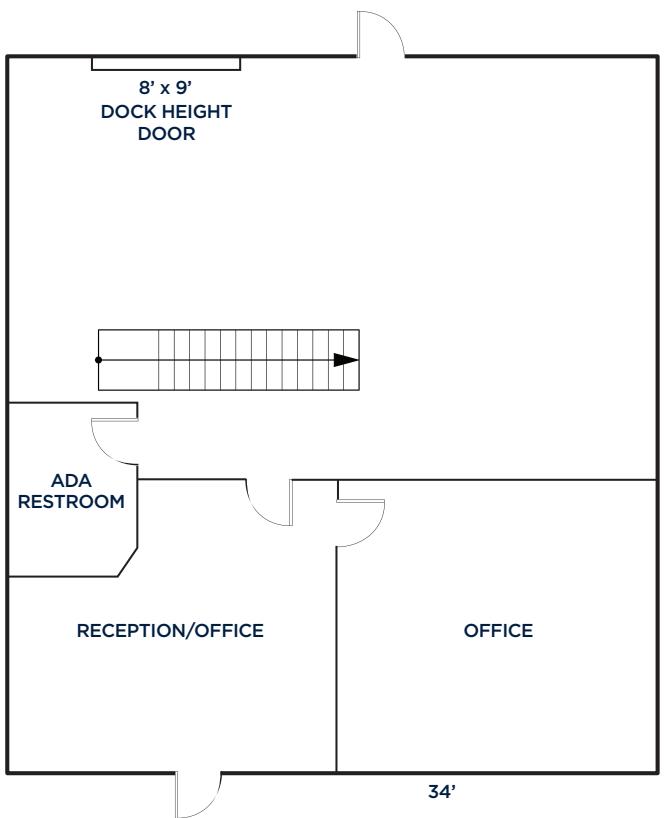
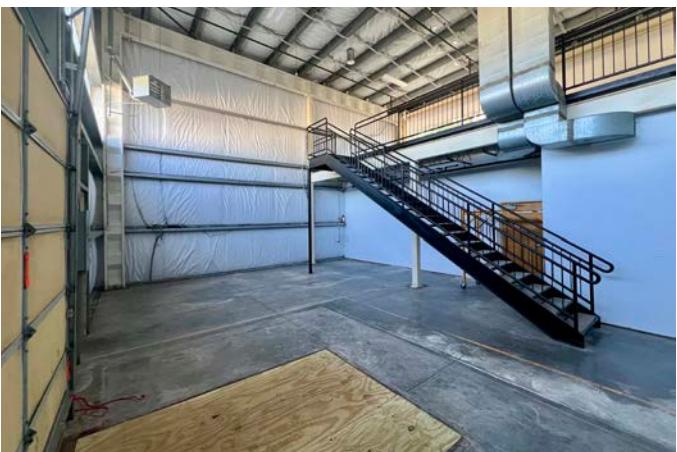
- 2,040 SF industrial unit with warehouse, functional mezzanine, office space with reception area and ADA restroom
- Located less than 15 minutes from I-25 and easy access to HWY 287
- One dock-high door, 8'x9'
- New flooring and paint in office area with mountain views
- AC in office space and new gas energy efficient heater in warehouse

FLOOR PLAN & PHOTOS

536 W. 67TH STREET • LOVELAND, CO 80538

PROPERTY FEATURES:

- Clear height 23'
- Sprinkled, wet system
- 3-phase power, 100 amps
- Built in 2001, remodeled in 2024
- Zoned I (Developing Industrial)
- Exterior security cameras on-site



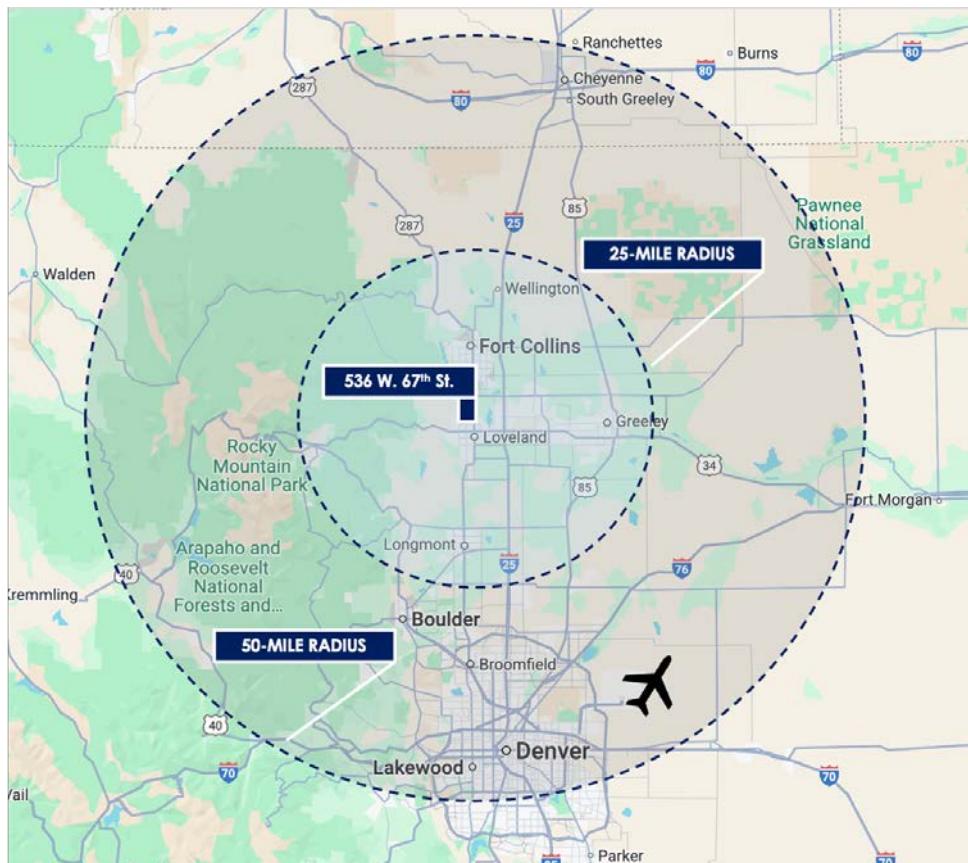
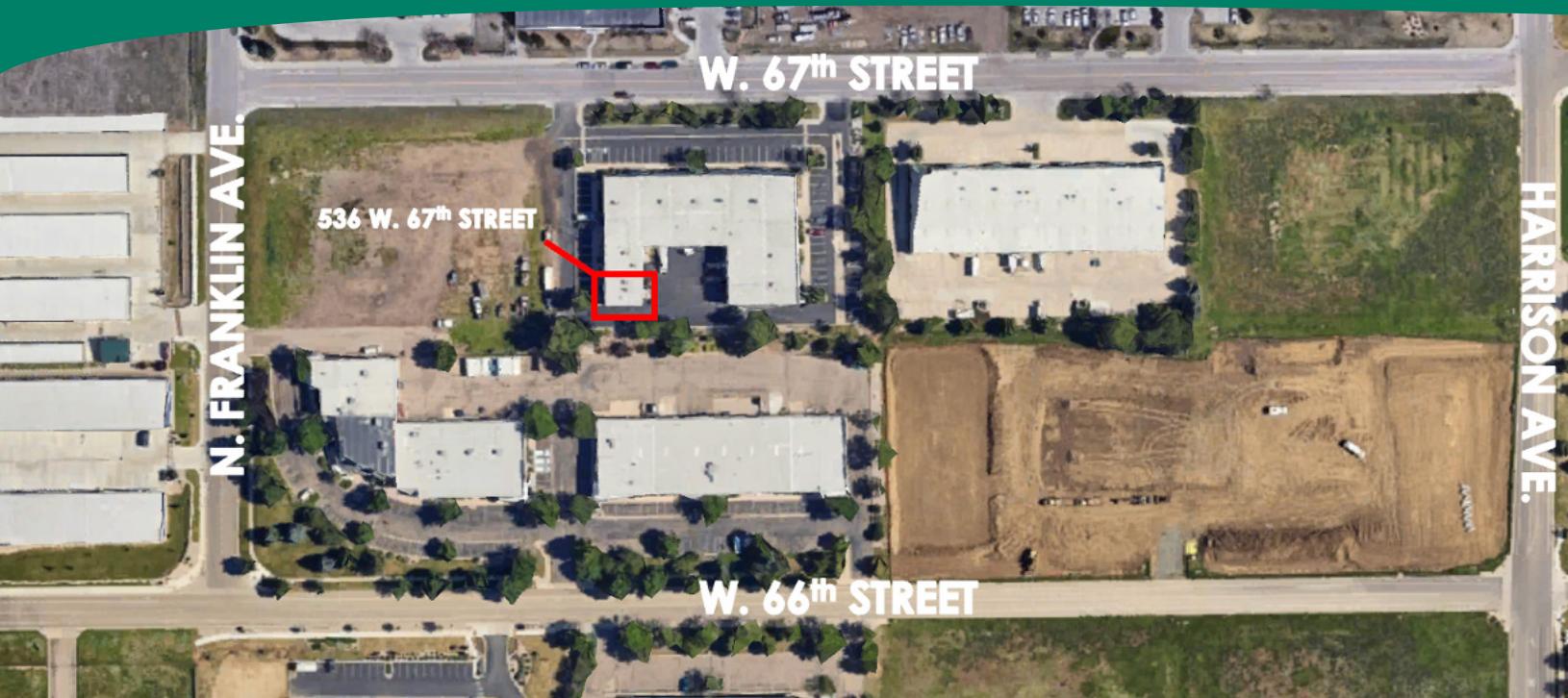
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JAMIE GLOBELNIK Broker
970.310.4811
jamiek@realtec.com

RON KUEHL Broker
970.342.6749
ronk@realtec.com

AREA MAP & SITE PLAN

536 W. 67TH STREET • LOVELAND, CO 80538



Fort Collins
712 Whaler's Way, Bld. B, Suite 300
Fort Collins, CO 80525
970.229.9900

Loveland
200 E. 7th Street, Suite 418
Loveland, CO 80537
970.593.9900

Greeley
1711 61st Avenue, Suite 104
Greeley, CO 80634
970.346.9900

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