



## 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:

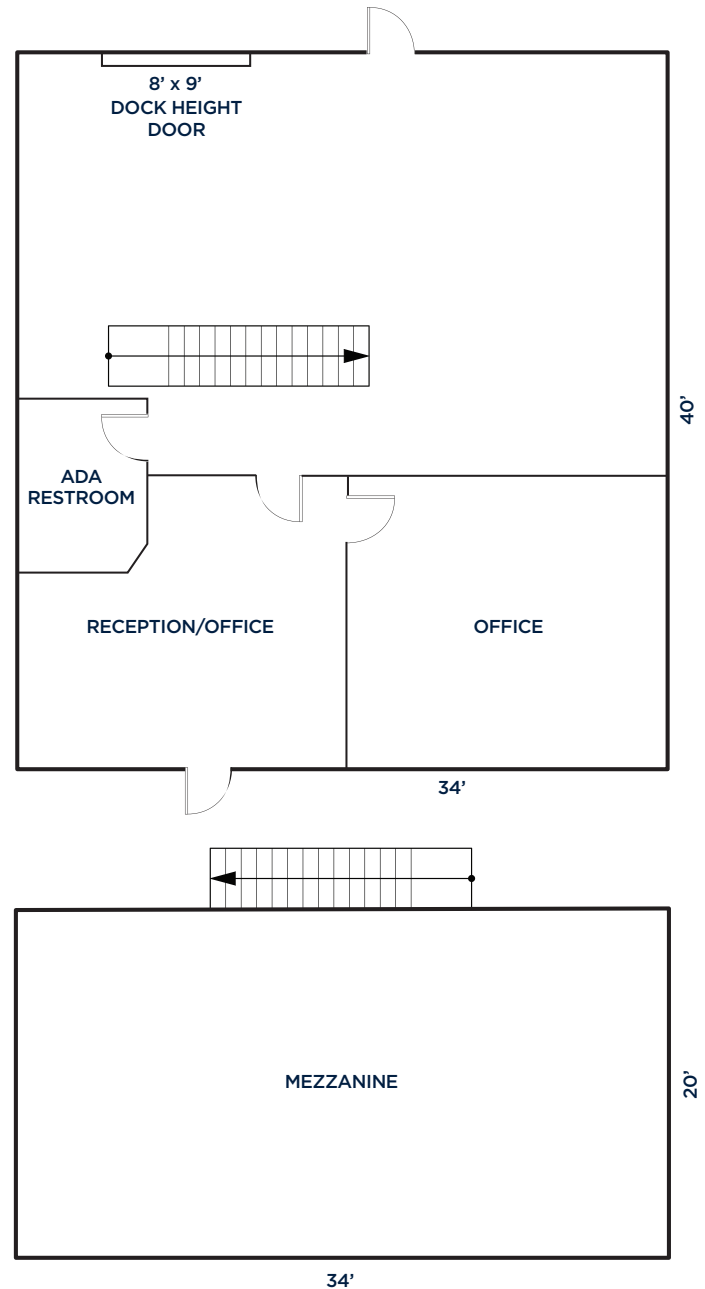
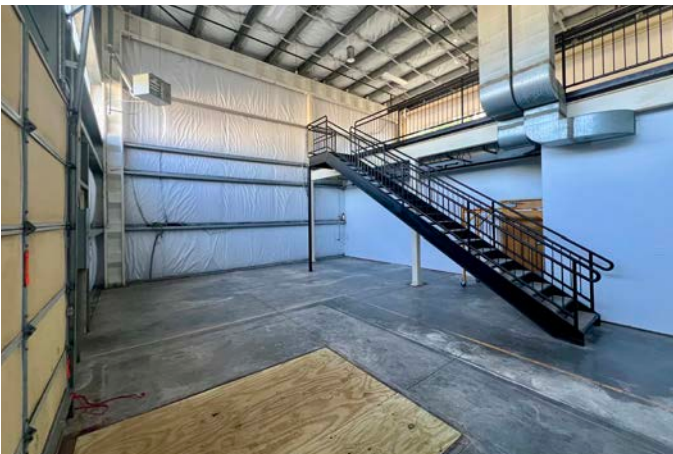
- 2,040 SF industrial unit with warehouse, functional mezzanine, office space with reception area and ADA restroom
- Located less than 15 minutes from I-25 and easy access to HWY 287
- One dock-high door, 8'x9'
- New flooring and paint in office area with mountain views
- AC in office space and new gas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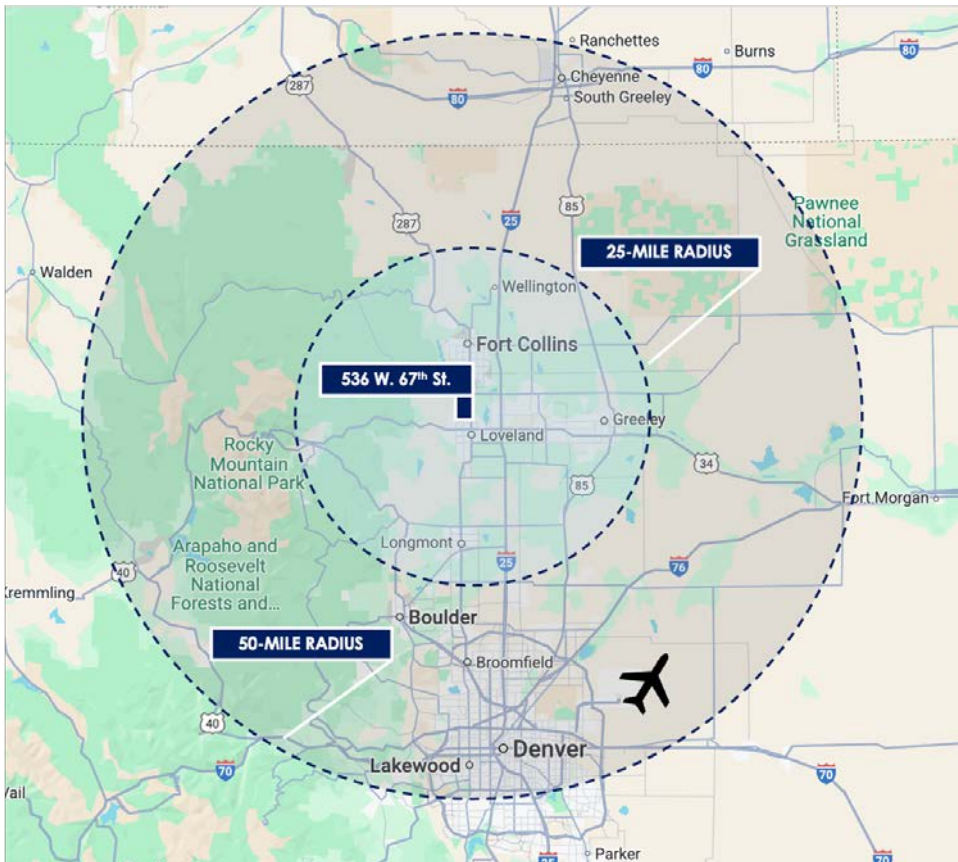
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# AREA MAP & SITE PLAN

536 W. 67TH STREET • LOVELAND, CO 80538



## Fort Collins

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970.229.9900

## Loveland

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970.593.9900

## Greeley

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