

INDUSTRIAL SPACE FOR LEASE



PROPERTY DETAILS

Available Space:

Bay 2 - 1,216 RSF \$1,625/month
(including NNN and utilities)

Lease Rate: \$8.00/SF NNN

Zoning: (I) Developing Industrial

Proposed Use:

- Warehouse
- Light Industrial
- Specialty contractor
- Equipment storage
- Toy storage/Workshop

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CLEVELAND INDUSTRIAL

LEASE RATE: \$8.00/SF NNN (EST. \$8.05/SF)

- Functional, clean warehouse unit in convenient South Loveland location, just two blocks from Downtown
- Direct access from US Highway 287/S. Cleveland Avenue
- Bay 2 - Large, open warehouse with skylights, ample lighting, wash sink, floor drain, 12'x12' Overhead door and man door, forced air heating unit
- Unit equipped with automatic garage door opener
- Unit has shared use of restrooms within main building on property
- Small area of secured yard storage available



DEMOGRAPHICS (Source: STDB Online 2025, radius)

	1 Mile	3 Mile	5 Mile
2025 Population	8,422	53,623	97,186
Avg. HH Income	\$82,091	\$96,583	\$110,378
Households	4,173	23,539	41,722
Businesses	884	2,884	4,046
Employees	7,127	28,214	43,774

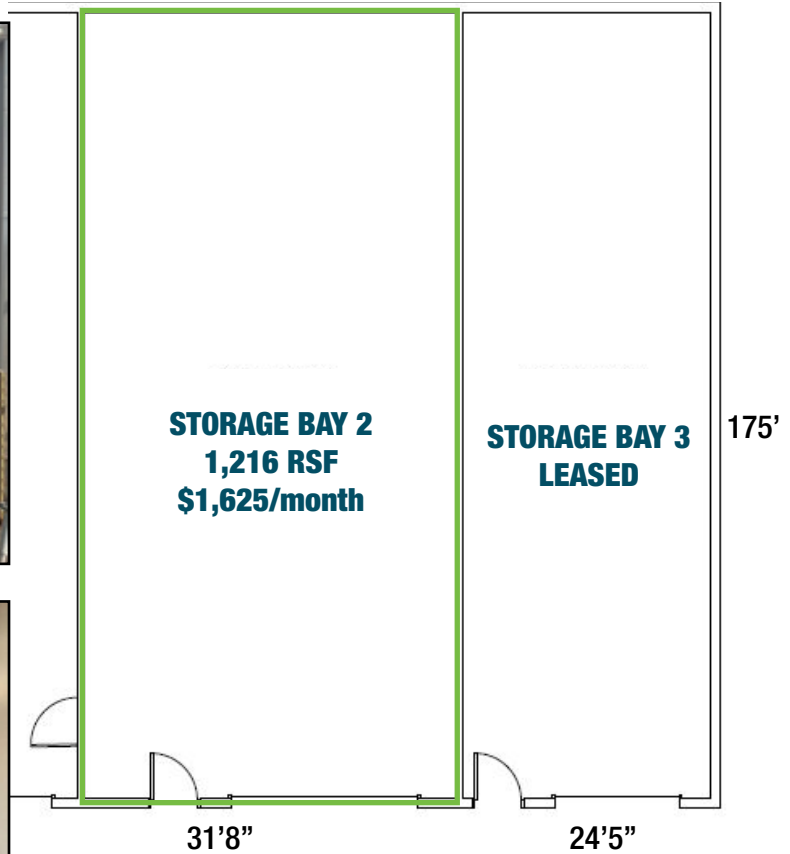


TRAFFIC COUNTS (Source: STDBOnline)

S. Cleveland Ave./US Hwy 287 @ 2nd St. SE	9,700 VPD
S. Cleveland Ave./US Hwy 287 @ 8th St. SE	11,000 VPD

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255 S. Cleveland Ave., Loveland, CO



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