



FUNCTIONAL FLEX SPACE IN SOUTH LOVELAND

PROPERTY TYPE: **INDUSTRIAL/FLEX**

AVAILABLE: **2,208 SF**

SALE PRICE: **\$419,520 (\$190/SF)**

LEASE RATE: **\$9.12/SF NNN**

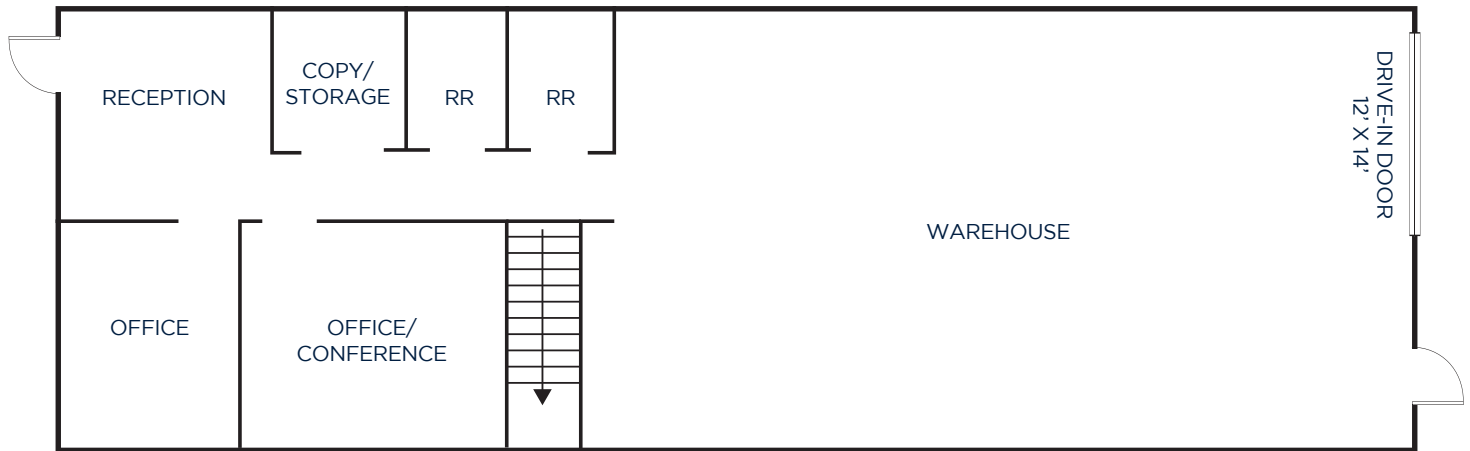
2025 NNN EST.: **\$6.92/SF**
(Tenant pays for their own utilities and is responsible for HVAC R&M)

PROPERTY HIGHLIGHTS:

- 2,208 SF end cap unit with warehouse, office space with reception area, two ADA restrooms and functional second level with kitchenette
- Located less than 10 minutes from I-25 and easy access to HWY 287
- One drive-in door, 12'x14'
- Clean warehouse area
- Central AC and heat in warehouse and office area

FLOOR PLAN & FEATURED PROPERTY

123 12TH STREET SW • LOVELAND, CO 80537



PROPERTY FEATURES:

- 18' Clear height
- 3-phase power, 200 amps
- Zoned I (Developing Industrial)
- Standing mop sink in warehouse
- Floor drains in restrooms
- Roof vent
- On-site and off-street parking available



SITE LOCATION

123 12TH STREET SW • LOVELAND, CO 80537

22.3

MILES
TO GREELEY

15.9

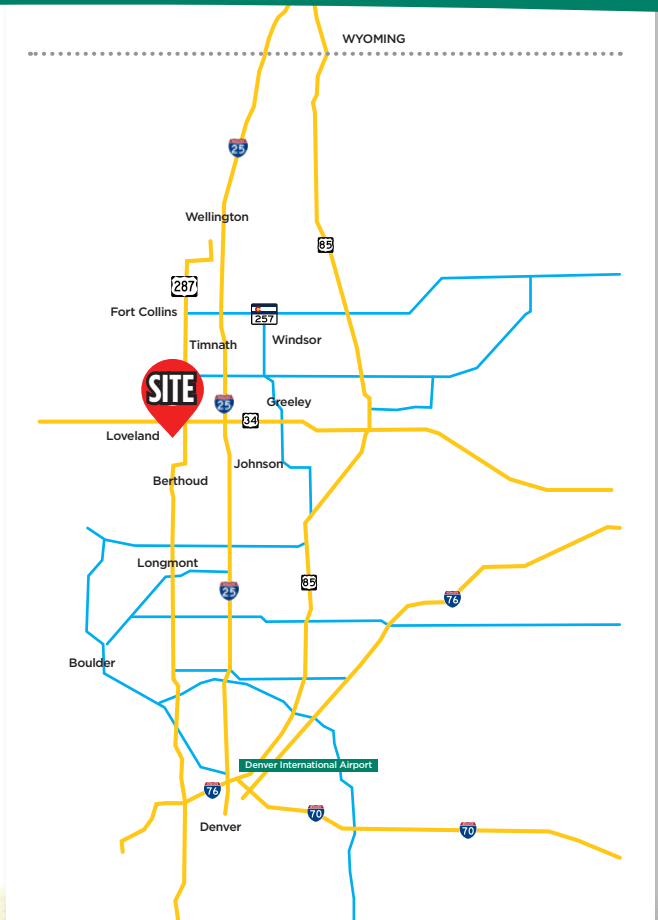
MILES
TO FORT COLLINS

60.1

MILES
TO CHEYENNE

52.0

MILES
TO DENVER
INTERNATIONAL
AIRPORT



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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COMMERCIAL REAL ESTATE SERVICES

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