

LOVELAND BUSINESS PLAZA

1246 North Denver Avenue | Units A, B & C | Loveland, CO



OFFICE, SHOWROOM, WAREHOUSE SPACE IN A MANUFACTURING COMPLEX

CBRE

OFFICE SHOWROOM WAREHOUSE SPACE

IN A MANUFACTURING COMPLEX
54,500 SF FOR SALE/LEASE
LISTING PRICE | \$6,925,000

LEASE RATES



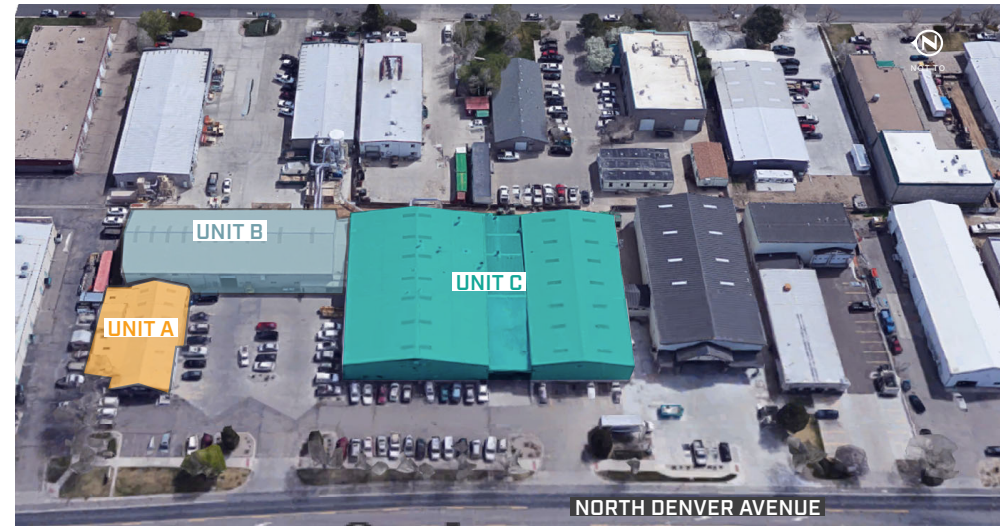
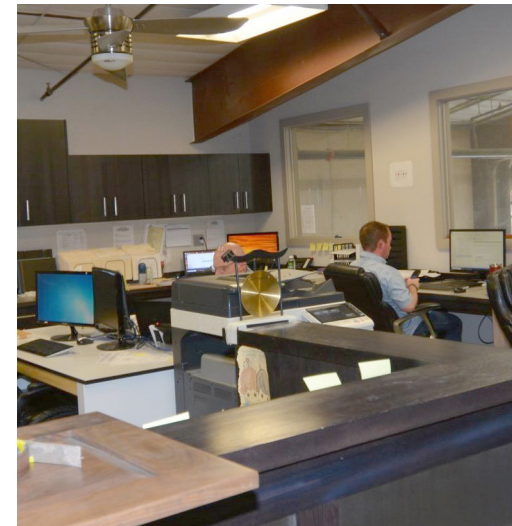
UNIT A | \$11.85/SF + NNN/SF
OFFICE/SHOWROOM | 5,100 SF



UNIT B | \$10.25/SF + NNN/SF
WAREHOUSE /MANUFACTURING | 13,345 SF



UNIT C | \$8.85/SF + NNN/SF
OFFICES/CONFERENCE ROOM | 3,350 SF
WAREHOUSE/MANUFACTURING | 32,705 SF
TOTAL SIZE | 36,055 SF



NORTH DENVER AVENUE

PROPERTY HIGHLIGHTS

LIST PRICE | \$6,925,000

PRICE PER SQUARE FOOT | \$127/SF

BUILDING SIZE | 54,500 SF

LOT SIZE | 89,645 SF

YEAR BUILT | 1995/2008

EST. NNN | \$1.95/SF

PARKING SPACES | 65

POWER | TWO SERVICES

AMPS | 400/600

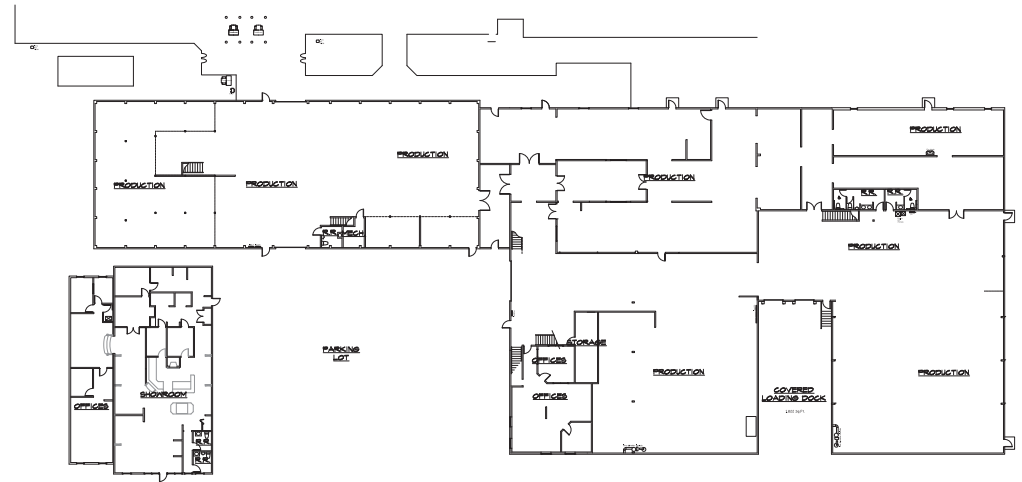
VOLTS | 208/208

SINGLE OR 3 PHASE | 3 PHASE/3 PHASE

CLEAR HEIGHT | 11' & 19'

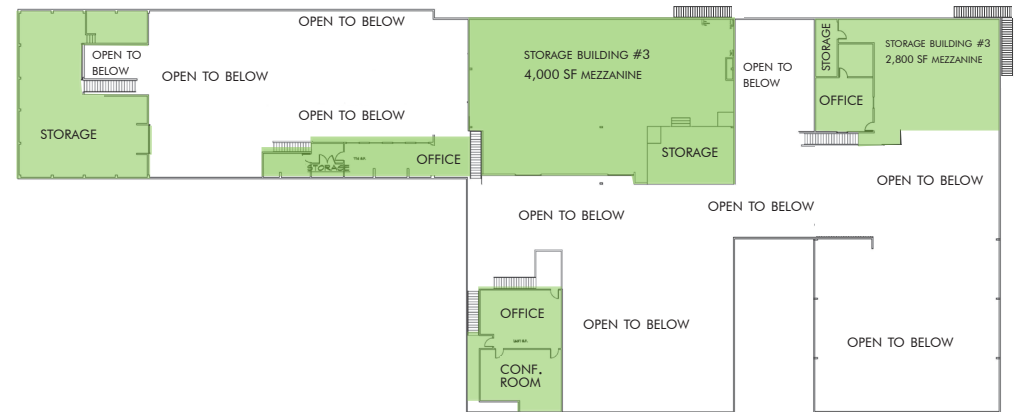
FLOOR DRAINS | NO

MAIN FLOOR PLAN

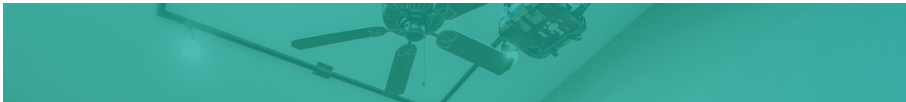


NOT TO SCALE

UPPER FLOOR PLAN



NOT TO SCALE





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FOR MORE INFORMATION, PLEASE CONTACT

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