



FOR SALE OR LEASE

497 N. DENVER AVENUE

LOVELAND, CO 80537



2,800 SF INDUSTRIAL/FLEX CONDO

**CUSHMAN &
WAKEFIELD**

FOR SALE OR LEASE

497 N. DENVER AVENUE

LOVELAND, CO 80537

Sale Price **\$575,000**
Lease Rate **\$15.00/SF NNN**
NNN (Est.) **\$7.17/SF**

Available November 1st, this 2,800 SF industrial/flex condo includes two open office/workspaces and a reception area. The warehouse features a 14' x 14' grade-level overhead door, 16' ceiling height, a workbench, storage area, and air lines. Located in Denver Avenue Commercial Park, this space is ideal for light industrial or distribution use. Please contact the listing broker for additional information.

PROPERTY FEATURES

Loading 14' x 14' Grade-level
 overhead door

Clear Height 16'

Power 3-Phase

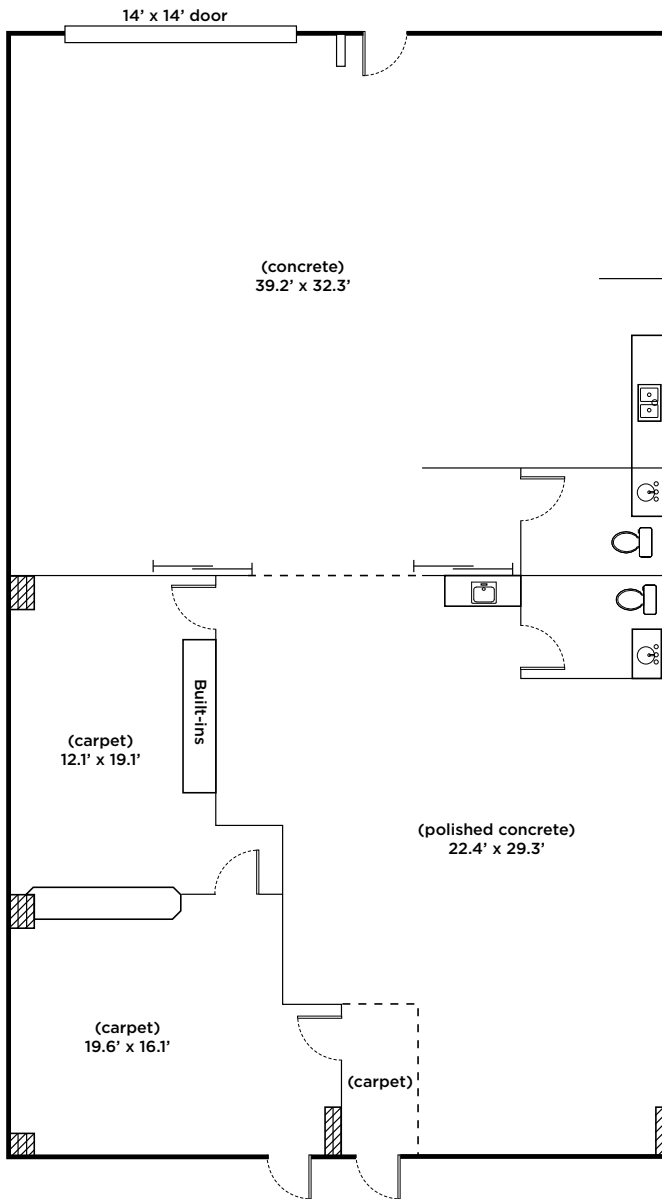
Zoning [I-Developing Industrial](#)
 [\(Loveland\)](#)

PROPERTY HIGHLIGHTS

- LED Lighting
- Forced Air/Radiant Heat
- Air Lines in Place
- Fire Suppression



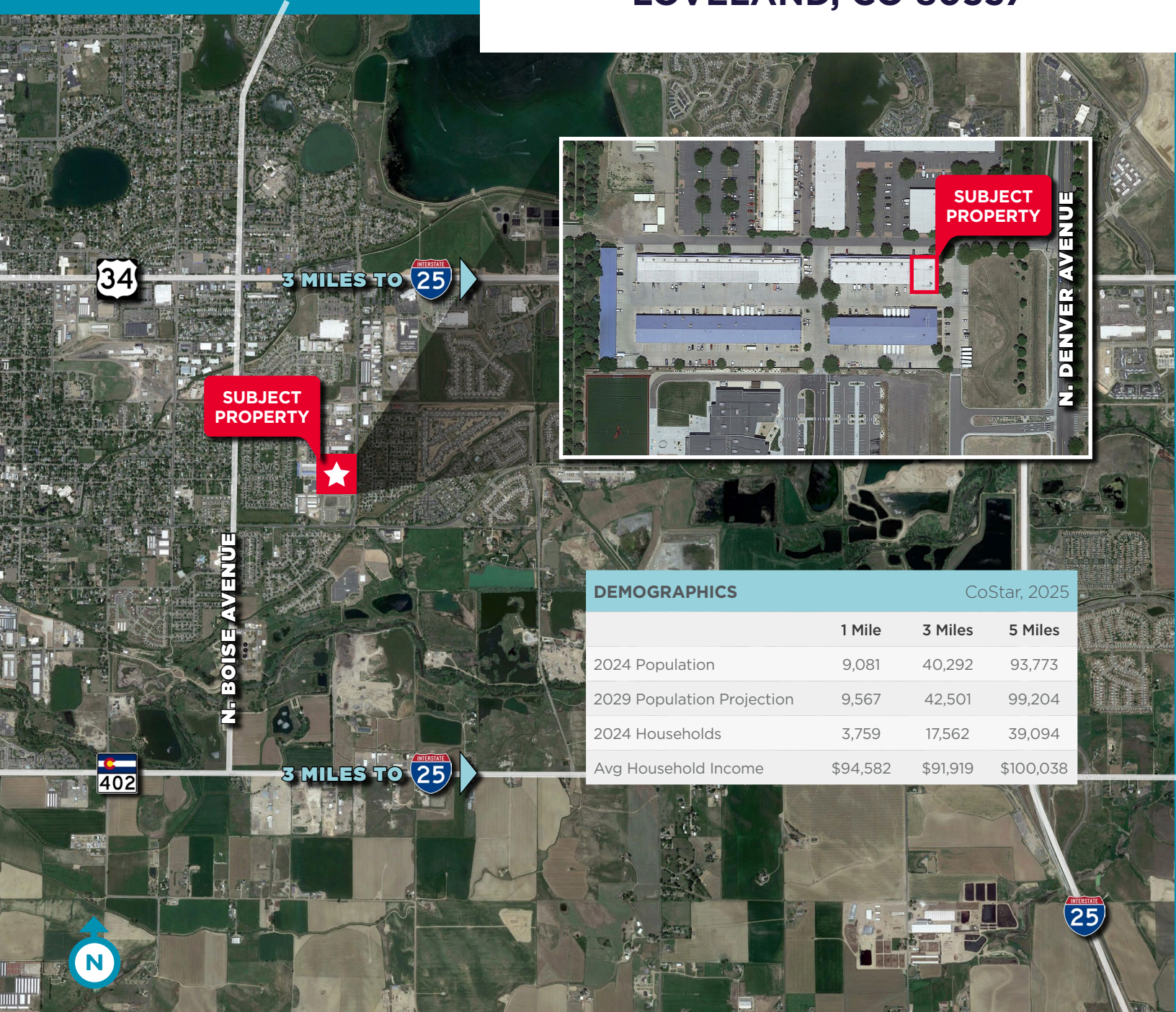
FLOOR PLAN



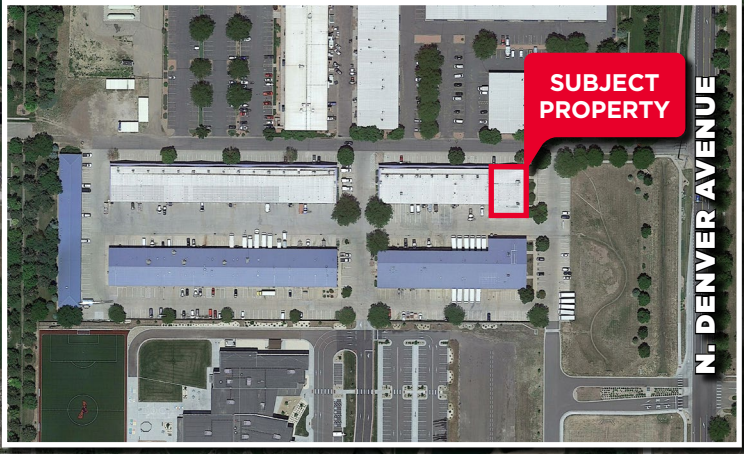
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SUBJECT PROPERTY



DEMOGRAPHICS	CoStar, 2025		
	1 Mile	3 Miles	5 Miles
2024 Population	9,081	40,292	93,773
2029 Population Projection	9,567	42,501	99,204
2024 Households	3,759	17,562	39,094
Avg Household Income	\$94,582	\$91,919	\$100,038

For more information, please contact:

TRAVIS ACKERMAN
Executive Managing Director
+1 970 267 7720
travis.ackerman@cushwake.com

772 Whalers Way, Suite 200
Fort Collins, Colorado 80525
T +1 970 776 3900
F +1 970 267 7419

 **CUSHMAN & WAKEFIELD**
cushmanwakefield.com

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