

395

INDUSTRIAL WAREHOUSE

W 67th Street | Loveland, CO 80538



AVAILABLE FOR SUBLEASE Office/Warehouse

**23,358 SF ON 3 ACRES AVAILABLE WITH
1.5 ACRES OF SECURED OUTSIDE STORAGE**

395 W 67th Street, is conveniently located within the Longview Business Park in Northern Colorado. It is situated along the Highway 287 corridor between Loveland and Fort Collins, near W 65th Street, placing it in a key northern commercial area close to UPS and a Walmart Supercenter.

This high quality office warehouse was fully renovated in 2018. The building provides very functional warehouse space with ample drive-in doors, combined with exceptionally finished offices. Contiguous with the space is secure outside storage.

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1.5 acres Outside Storage Space Available

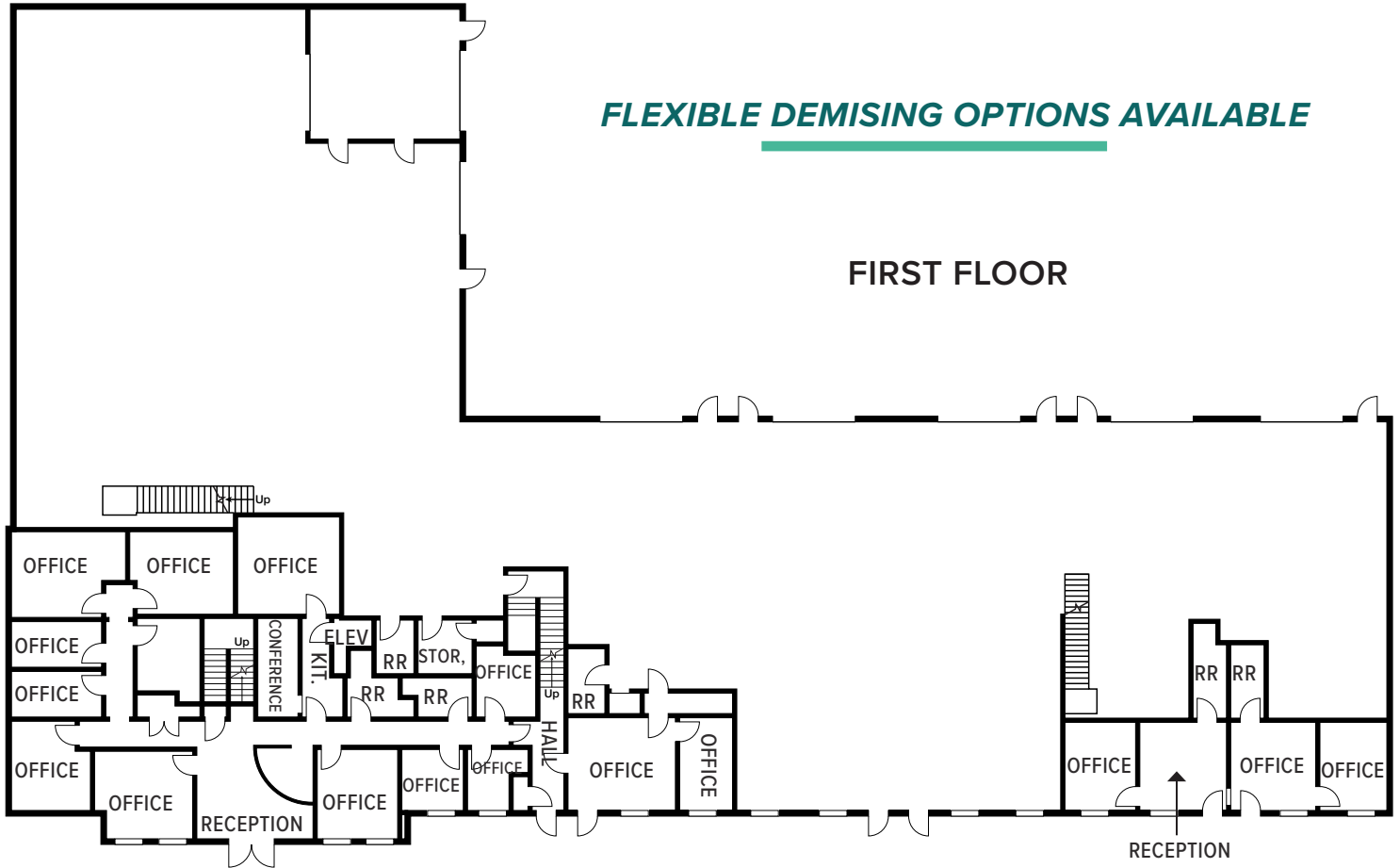
Lease Rate:	\$14.00/SF NNN
Estimated NNN:	\$4.76/SF
Clear Height:	17' - 19"
Power:	800 amp 408/208 Volt, 3 phase
Loading:	Seven (7) 12' x 14' drive in doors
Storage:	Secure storage with keypad 24 - 7 access



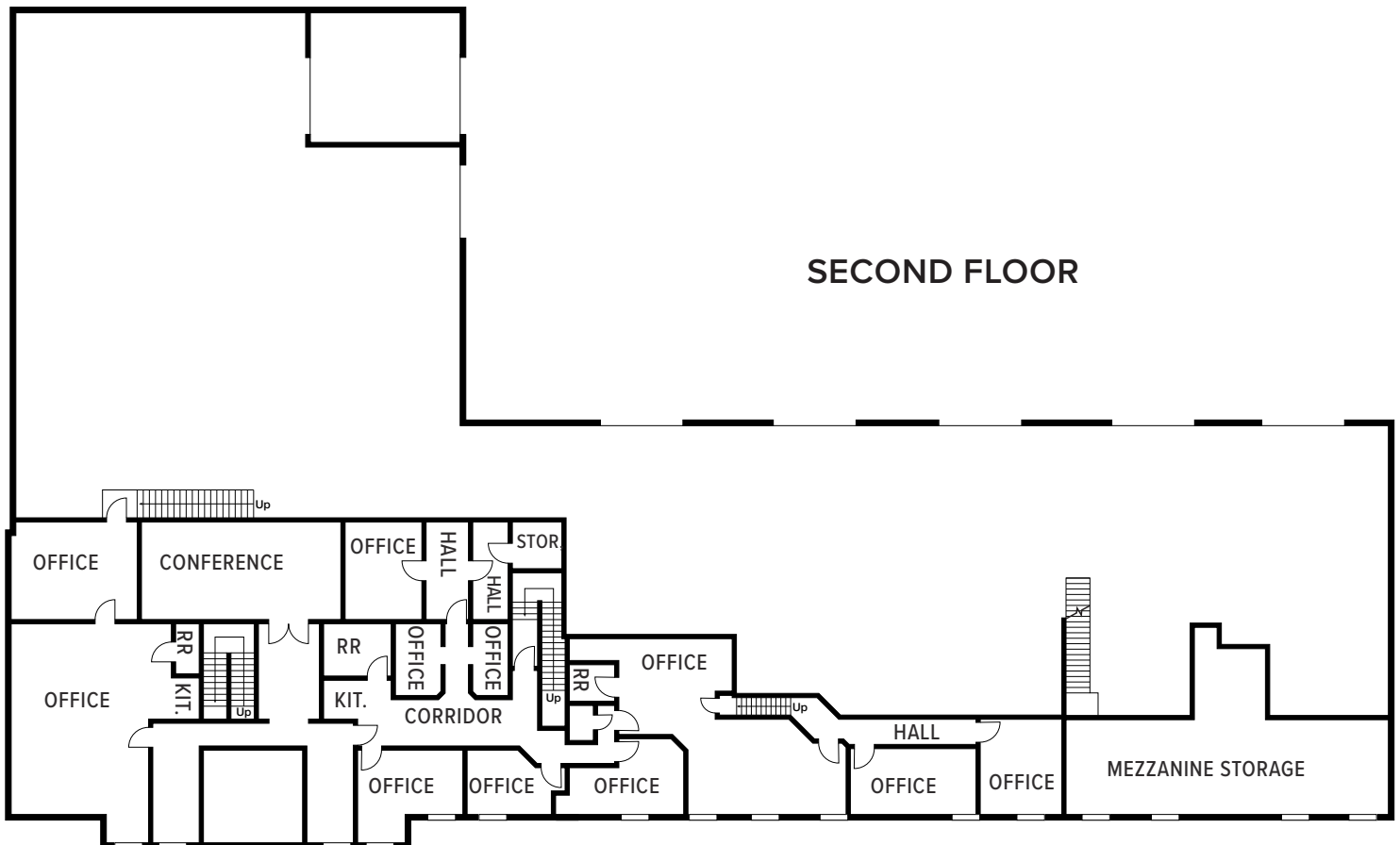


FLEXIBLE DEMISING OPTIONS AVAILABLE

FIRST FLOOR



SECOND FLOOR





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