

FOR LEASE



± 8,075 SF TOTAL · 7,200 SF WAREHOUSE + 875 SF OFFICE

8,075 SF TURN KEY AUTO BODY REPAIR SHOP

170 2nd Street SW · Unit A | Loveland, Colorado

 8,075 SF

 \$10.95/SF NNN

 30 Day Notice



Lease Summary & Property Overview

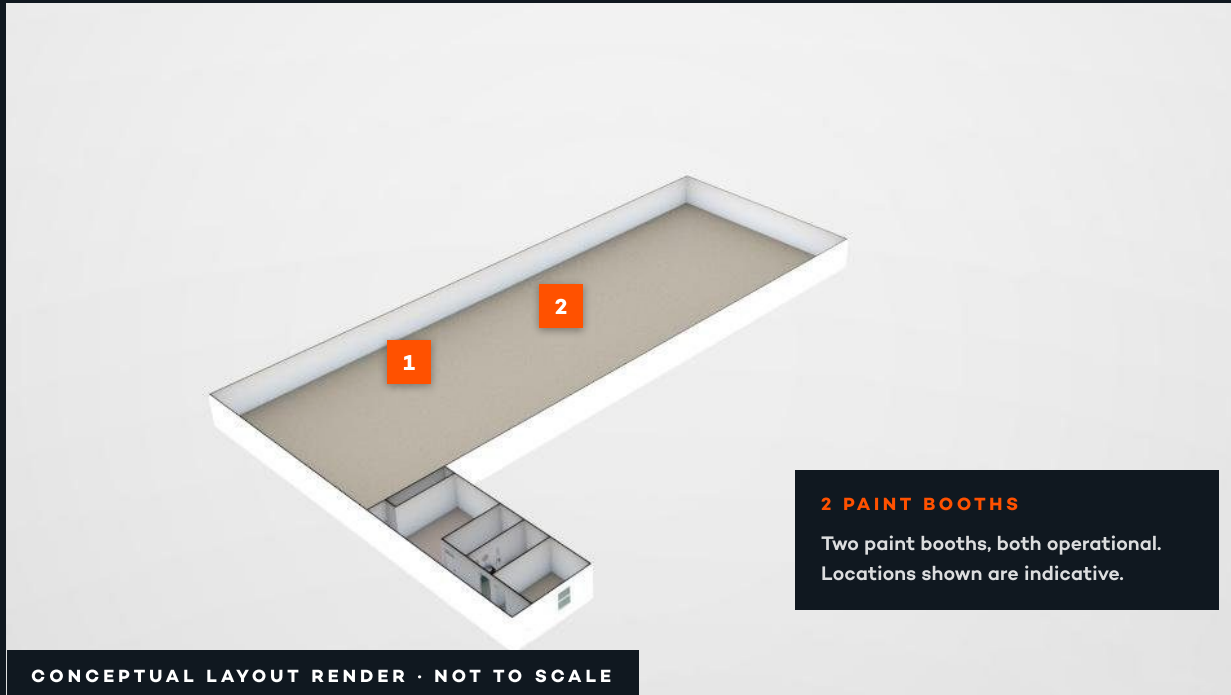
LEASE SUMMARY	
TOTAL AVAILABLE SF	8,075 SF
WAREHOUSE	7,200 SF · 60' x 120'
OFFICE	875 SF
LEASE RATE	\$10.95/SF NNN
2026 NNN	\$5.53/SF (utilities included)
AVAILABILITY	30 days notice
OFFERING	Warehouse and office, both included
YARD STORAGE	Approximately 0.25 acre yard storage
CLEAR HEIGHT	14 ft to 18 ft
DRIVE-IN DOORS	Pull-through; two doors at 12 ft x 14 ft
FIRE PROTECTION	Fully sprinklered
YEAR BUILT	1975 · remodeled 1998
ZONING	Industrial, unincorporated county
TOTAL SITE	13.61 acres (entire complex)



PROPERTY OVERVIEW

Just 2 minutes from Downtown Loveland, this 8,075 SF space includes a 7,200 SF warehouse, an 875 SF office, two paint booths, pull-through drive-in doors, full sprinklered, and approximately 0.25 acres of yard storage. Everything a trade business needs under one roof. Perfect for auto body, mechanical, welding, fabrication, contractors, and more. 2026 NNN are \$5.53 (utilities included).

Floor Plan



Site Map & Yard Spaces

One entrance and one exit
Protected by water or train tracks

YARD SPACE

±0.25 ACRE YARD
WITH UNIT A

- Graded and compacted surface rated for loaded trucks and trailers
- Single controlled entrance off 2nd Street SW, one way in and one way out
- Perimeter bounded by the Big Thompson River and the rail corridor

■ UNIT A AND OFFICE SHOWN IN ORANGE; INCLUDED YARD OUTLINED

ASK US ABOUT ADDITIONAL YARD STORAGE

Image: Google / Copernicus

LOCATION

Southwest of Downtown

170 2nd Street SW sits immediately southwest of downtown Loveland, roughly two minutes from Lincoln Avenue and the US-34 corridor. Everyday services, grocery, retail, dining and a dense mix of neighboring trade businesses sit within about a mile of the property.

W 1st St

287

S Cleveland Ave

~11,000 VPD

287

S Lincoln Ave

E 1st St



LABOR SHED

5 MILE RING

90,028 POPULATION

\$91,306 median household income

10 MILE RING

203,926 POPULATION

\$113,360 median household income

25 MILE RING

800,169 POPULATION

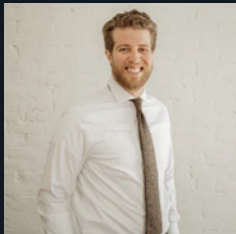
\$103,973 median household income

Source: US Census Bureau, American Community Survey 5-year estimates 2020 to 2024, aggregated to radius rings centered on the subject property.



FOR MORE INFORMATION

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