

# INDUSTRIAL/FLEX PROPERTY FOR SALE OR LEASE



**1215 S. GRANT AVE.**

Loveland, CO 80538

**16,034 SF**

**SALE PRICE: \$2,400,000 (\$149.68/SF)**

**LEASE RATE: \$13.50/SF NNN**

## HIGHLIGHTS

- High quality Industrial/Flex building with potential .25 acre fenced yard
- 5 miles to I-25 via Hwy 402
- Currently used as woodshop, easily converts to many industrial uses
- Functional warehouse with structural mezzanine
- Quality office finish and nice employee amenities

## PROPERTY OVERVIEW

Building Size	16,034 SF (11,000 SF main)
Lot Size	1.25 Acres, paved asphalt
Zoning	Industrial (I), City of Loveland
Construction Type	Metal Frame; built in 1996
Stories	1.5 w/mezzanine storage + office
Clear Height	+/- 18' in WH area / shop
Loading	(2) 14'x14' grade-level drive-in doors, ability to add up to 4 more
Power	800 Amp, 3-Phase electrical service

**PRICE REDUCED!! MOTIVATED SELLER**



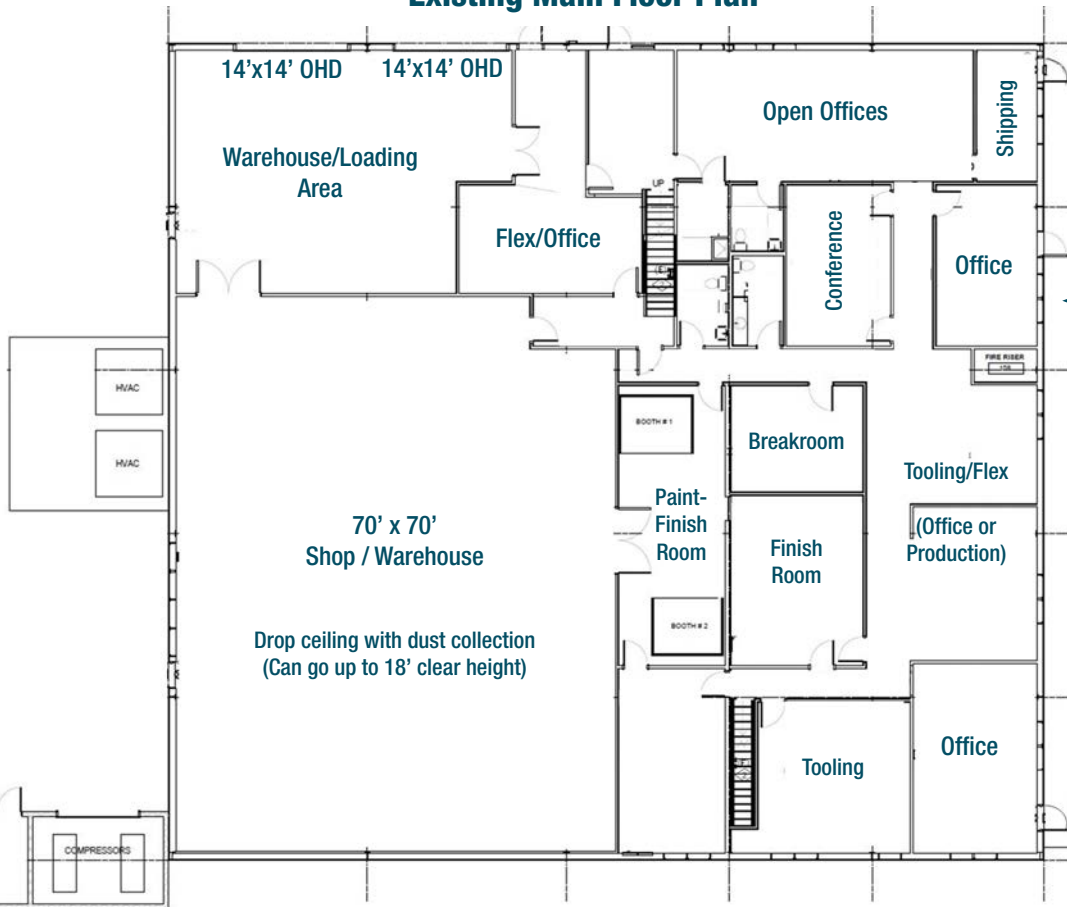
MINDFULLY CREATING COMMUNITY

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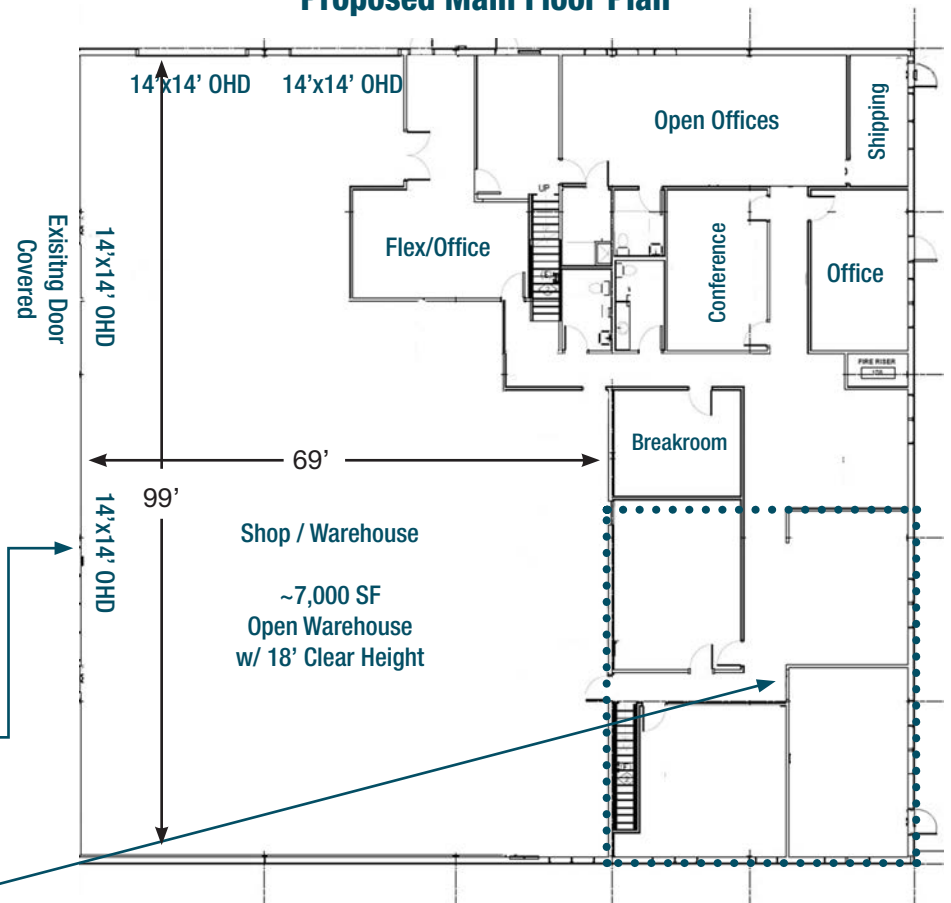


**Existing Main Floor Plan**



**Existing:** Full service wood shop with dust collection system, power drops, paint/finishing rooms, and tooling areas.

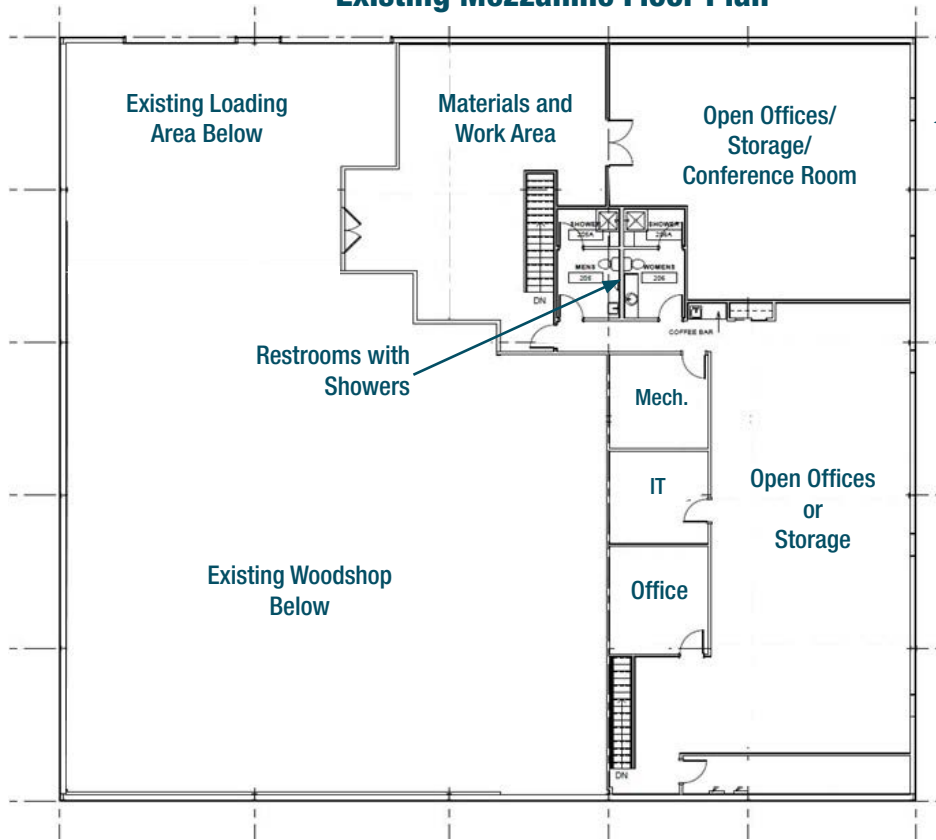
**Proposed Main Floor Plan**



**Proposed:** Potential to open up 7,000 +/- SF of open warehouse plus stacked ~2,400 SF tooling/shop + mezzanine storage area.

- Up to 18' Warehouse Clearance (to be verified)
- Potential to add additional OH Doors to West wall of Warehouse
- Potential .25 AC Yard Storage adjacent to warehouse area
- Flex Area - Can be demolished for tooling, finishing, etc. or additional office space.

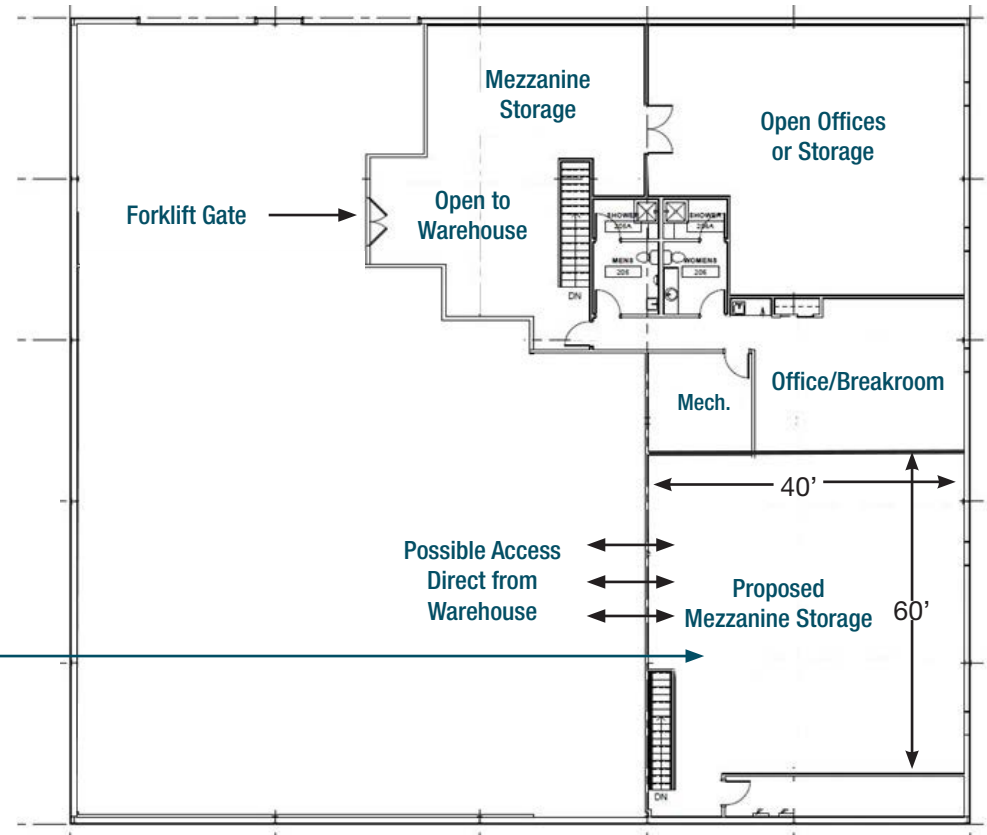
**Existing Mezzanine Floor Plan**



← **Existing Mezzanine:** Currently used for conference room, product storage, exercise area, and open offices/storage.

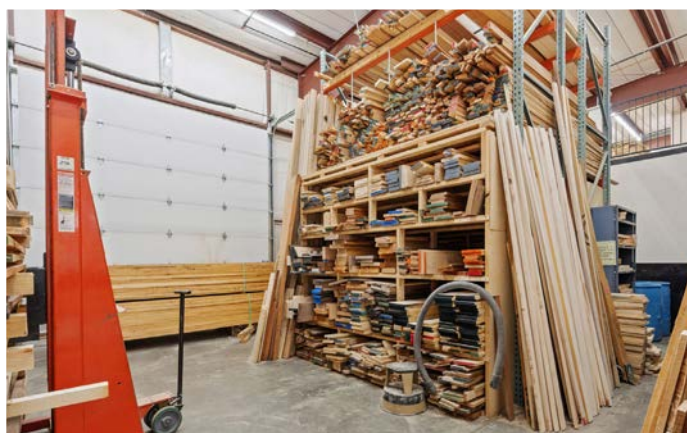
- Finished with drywall, carpet, LED lighting, and plenty of windows
- Exposed beams, high ceilings, and fully temperature controlled

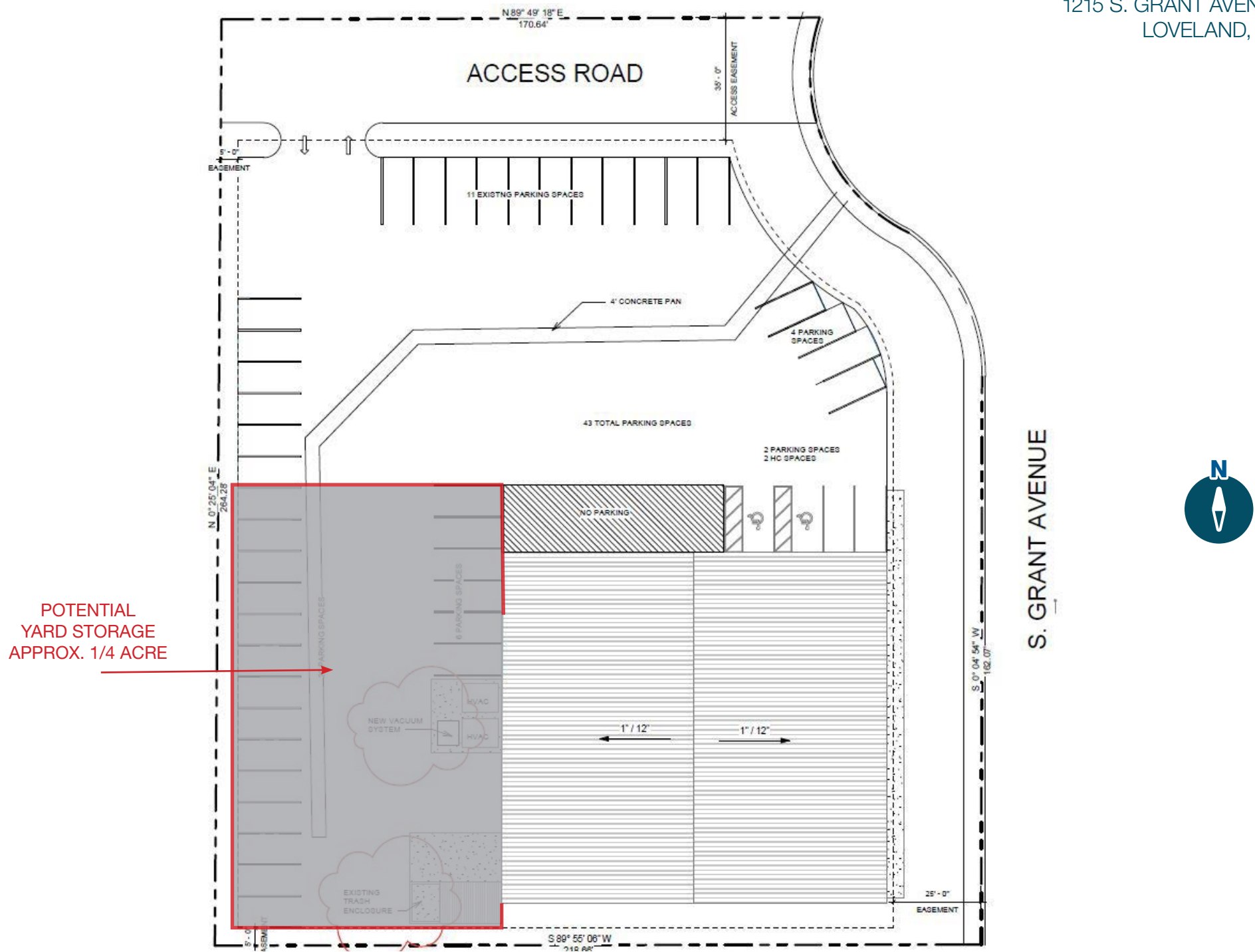
**Proposed Mezzanine Floor Plan**



**Proposed Mezzanine:**

- Possible access direct from warehouse
- Possible to demo existing office/storage area to create warehouse storage with forklift access





# SUBJECT PROPERTY

INDUSTRIAL BUILDING WITH TOTAL OF 16,034 SF AND 54,450 SF LOT

# OWNER-USER OPPORTUNITY

1215 S. GRANT AVENUE  
LOVELAND, CO



## PROPERTY FEATURES

Sprinklers	Fully sprinklered (NFPA-13)
Roof	New insulated roof with warranty (installed 2022)
HVAC	Refrigeration and forced air systems with multiple zones
Restrooms	Multiple sets on both floors w/showers
Previous Use	Industrial/Manufacturing
Opportunity Zone	Yes, providing tax incentives
2025 Property Taxes	\$51,697.22 (\$3.22/SF)
Additional Equipment	Woodshop tools, equipment, and dust collection system
Negotiable	

