

INDUSTRIAL OFFICE/WAREHOUSE | \$12.00/SF (NNN)



475 N. DENVER AVENUE
LOVELAND, CO 80537

FOR LEASE

- 2,100 Square foot industrial office/warehouse
- 1 - 14' x 14' grade-level overhead door
- 2 Private offices, two private restrooms and more

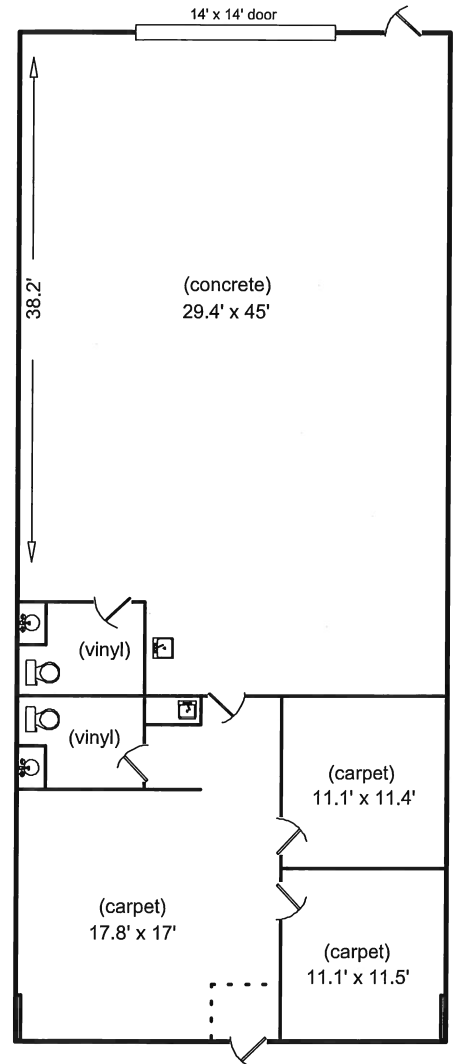
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LEASE OVERVIEW

Total Monthly Rent:	\$3,300.00/Month Plus Utilities
Rentable SF:	2,100/SF
Base Rent:	\$12.00/SF Annually
NNN Expenses:	\$6.86/SF Annually
Lease Term:	3-5 Years
Loading:	1 - 14' x 14' Grade-Level Overhead Door
Power:	110/220/3-Phase
Ceiling Height:	16'
Year Built:	2001
Zoning:	Industrial
Market:	Northern Colorado
Sub Market:	Loveland



PROPERTY OVERVIEW

Property:	This 2,100 SF office/warehouse condo features a spacious lobby, wet bar, 2 private offices, a warehouse with a deep wash sink, 2 private restrooms, 1 - 14' x 14' grade-level overhead door, and, 110/220/3-phase available. Total monthly rent is \$3,300.00, plus utilities - gas, electric, internet, phone and internal janitorial. No automotive, hemp, or MMJ uses, in this Owner's Association.
Location:	Located in the Denver Avenue Commercial Park in South Loveland, with quick access to HWY 34 and I-25.



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