



## FLEXIBLE OFFICE / WAREHOUSE OR RETAIL / WAREHOUSE

PROPERTY TYPE: **INDUSTRIAL**

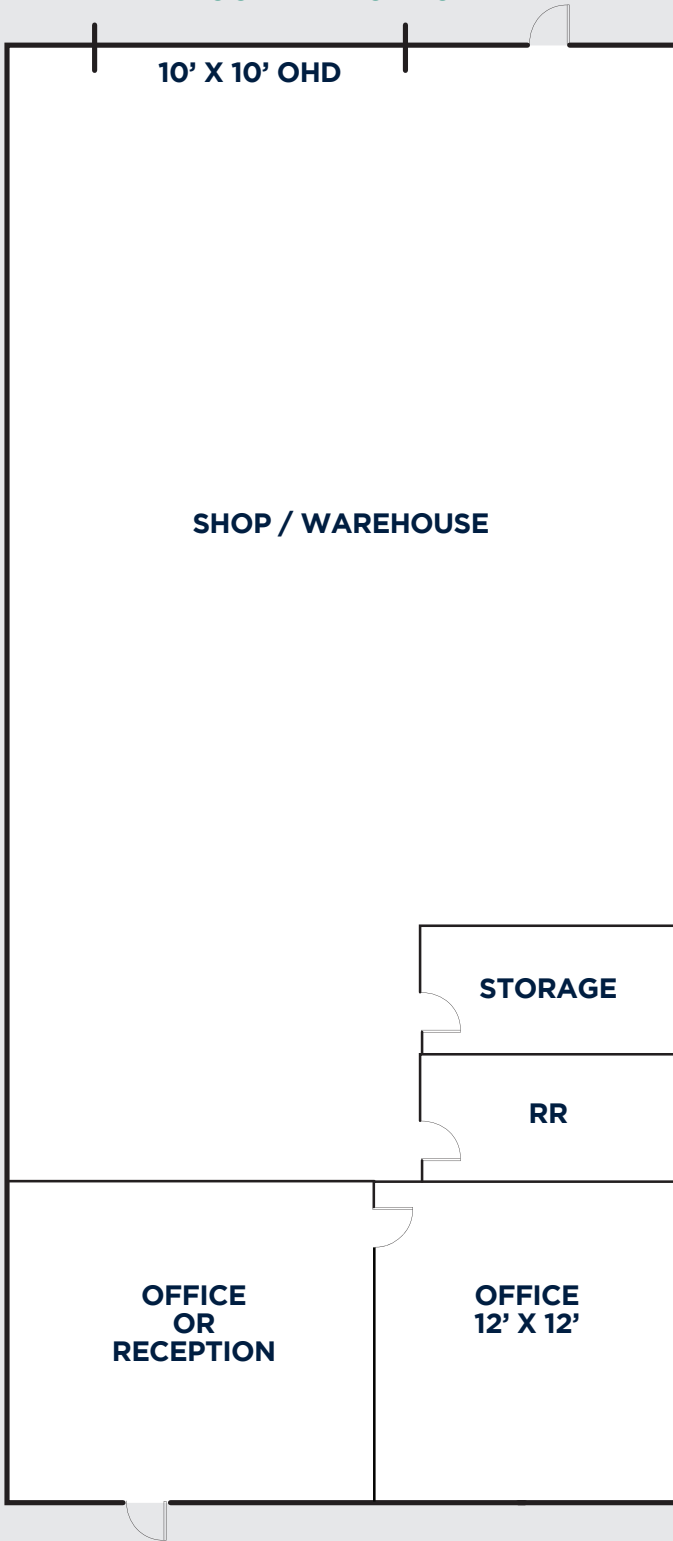
AVAILABLE: **1,709 SF**

LEASE RATE: **\$13.50/SF NNN (EST. \$5.95/SF)**

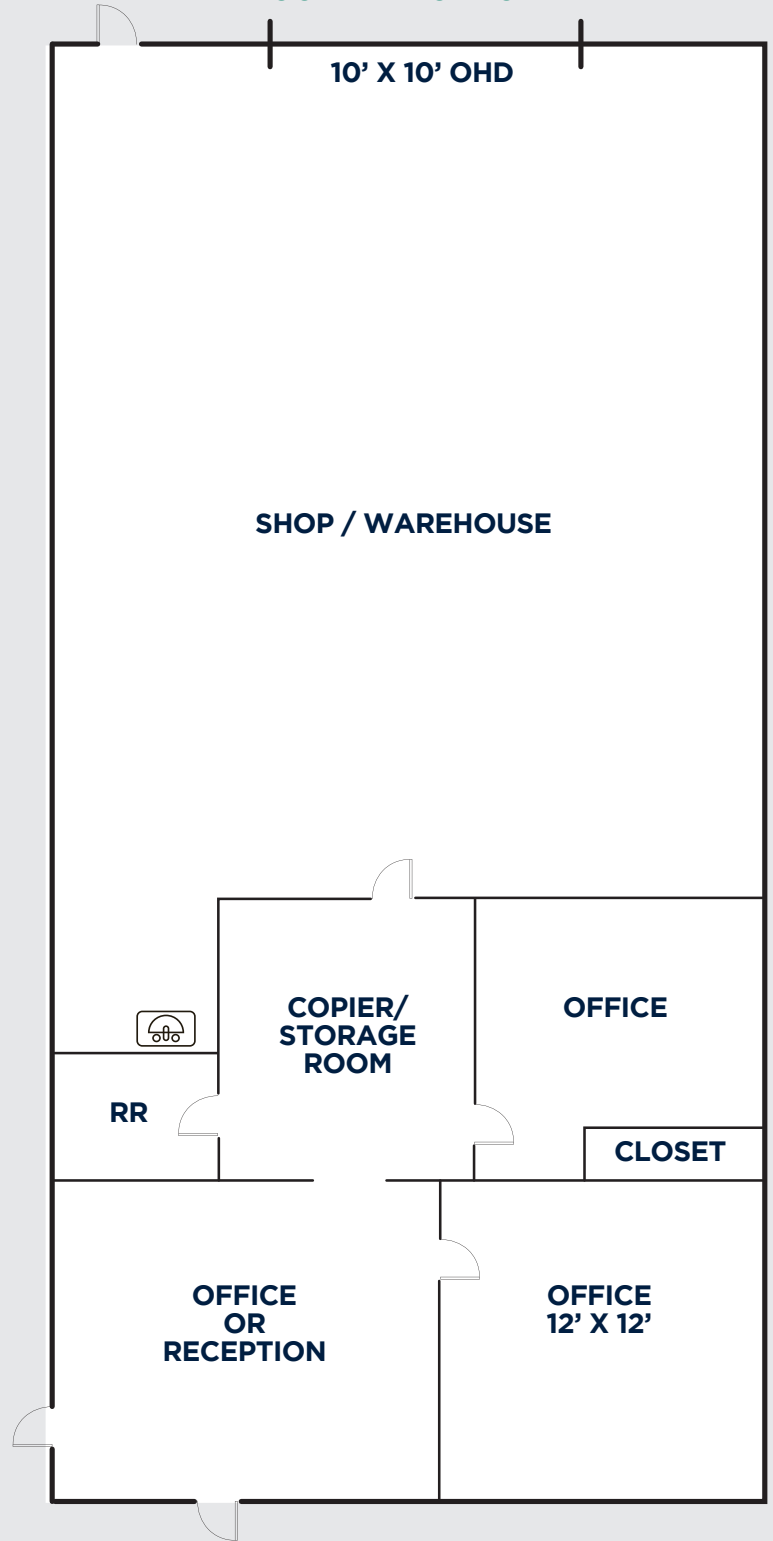
### FEATURES:

- Two floor plan options: One unit has 2 offices, and the second unit has 3 offices. Both units have a large shop/warehouse
- Ideal for industrial, warehouse or retail uses
- Excellent visibility on busy 13th Street
- Central Loveland location
- Easy access to Hwy 34 and I-25
- Ample parking
- Flexible Industrial zoning
- 3 phase power
- Low NNN expenses
- Located in an Enterprise Zone

FLOOR PLAN OPTION #1

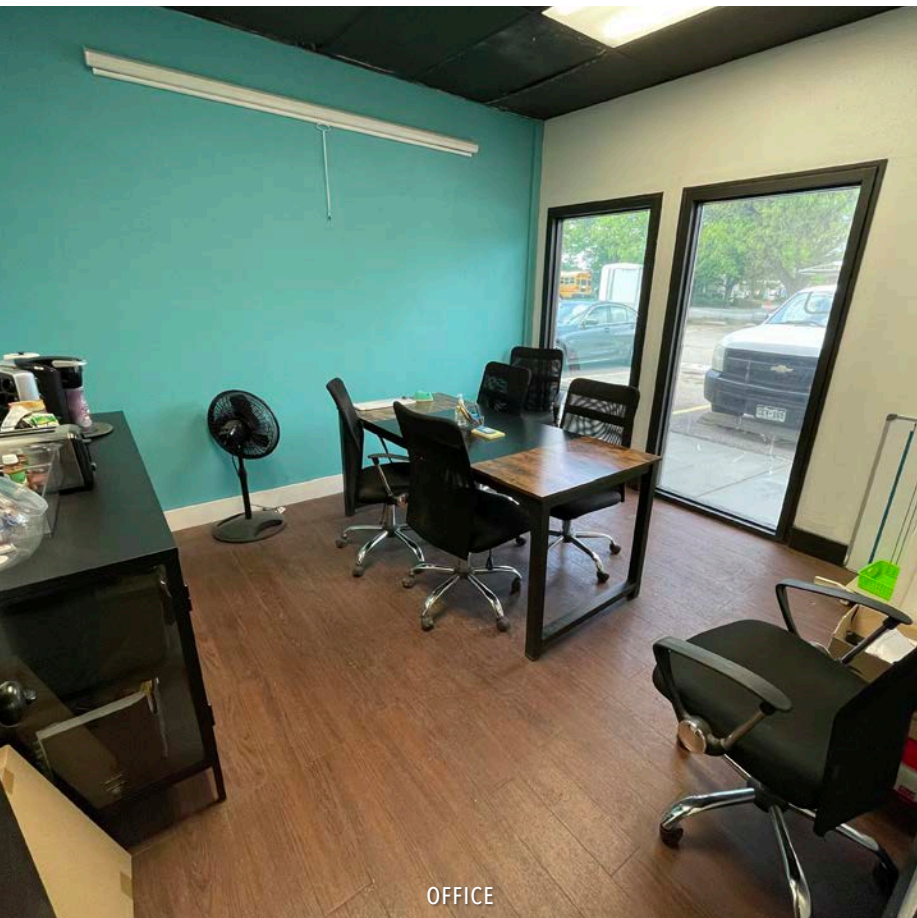


FLOOR PLAN OPTION #2



# FEATURED PROPERTY

2456 & 2438 E. 13TH STREET • LOVELAND, CO 80537



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**Bruce Campbell** Broker  
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# SITE LOCATION & DEMOGRAPHICS

2456 & 2438 E. 13TH STREET • LOVELAND, CO 80537



- 14.5**

MILES TO FORT COLLINS
- 42**

MILES TO BOULDER
- 35**

MILES TO WYOMING
- 57**

MILES TO DENVER INTERNATIONAL AIRPORT



## FRONT RANGE CORRIDOR BY THE NUMBERS

|                             | 1 MILE   | 3 MILE   |
|-----------------------------|----------|----------|
| POPULATION                  | 8,234    | 41,522   |
| HOUSEHOLDS                  | 3,373    | 17,481   |
| MEDIAN AGE                  | 37.90    | 39.40    |
| MEDIAN HH INCOME            | \$68,331 | \$71,869 |
| DAYTIME EMPLOYEES           | 6,617    | 28,392   |
| POPULATION GROWTH '23 - '28 | 3.16%    | 3.21%    |
| HOUSEHOLD GROWTH '23 - '28  | 3.44%    | 3.39%    |

### Fort Collins

712 Whaler's Way, Bld. B, Suite 300  
Fort Collins, CO 80525  
970.229.9900

### Loveland

200 E. 7th Street, Suite 418  
Loveland, CO 80537  
970.593.9900

### Greeley

1711 61st Avenue, Suite 104  
Greeley, CO 80634  
970.346.9900

