

**FOR  
LEASE**

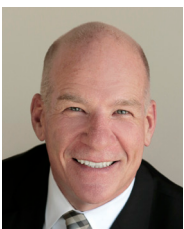
6748 N Franklin Ave  
Loveland, CO 80538

**Office/Warehouse for Lease**  
**\$5,271.92/Monthly**



## OFFERING HIGHLIGHTS

- Flexible office/warehouse Space with large reception area
- Newer paint and carpet
- Multiple office configurations
- Private restrooms
- Warehouse with loft
- Bonus second floor office and conference room



**Craig C. Hau**  
Partner/Senior Commercial Advisor

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# Office/Warehouse for Lease

## \$5,271.92/Monthly



### LEASE OVERVIEW

<b>Lease Rate:</b>	\$7.50/SF Annually
<b>Rentable SF:</b>	5,057 SF
<b>Lease Type:</b>	NNN
<b>NNN Expenses:</b>	\$5.01/SF Annually
<b>Total Monthly Rent:</b>	\$5,271.92
<b>Zoning:</b>	I-Industrial
<b>Cross Streets:</b>	N Franklin Avenue & W 67th Street
<b>Market:</b>	Northern Colorado
<b>Sub Market:</b>	Loveland

### PROPERTY OVERVIEW

**Property:** Industrial office/warehouse for lease in Loveland, CO. 6748 N Franklin Avenue boasts 5,057 rentable SF, with newer paint and carpet. Features include private men's and women's restrooms, ample main level office space, an upstairs office and conference room, a warehouse with a loft, and an 10' x 12' grade-level overhead door. **Total Monthly Rent is \$5,271.92, plus utilities - gas, electric, phone, fiber, and internal janitorial.**

**Location:** Just west of Hwy 287, and just north of W 67th Street and Walmart. High-traffic area near Spring44 Distilling, UPS Customer Center, and more!

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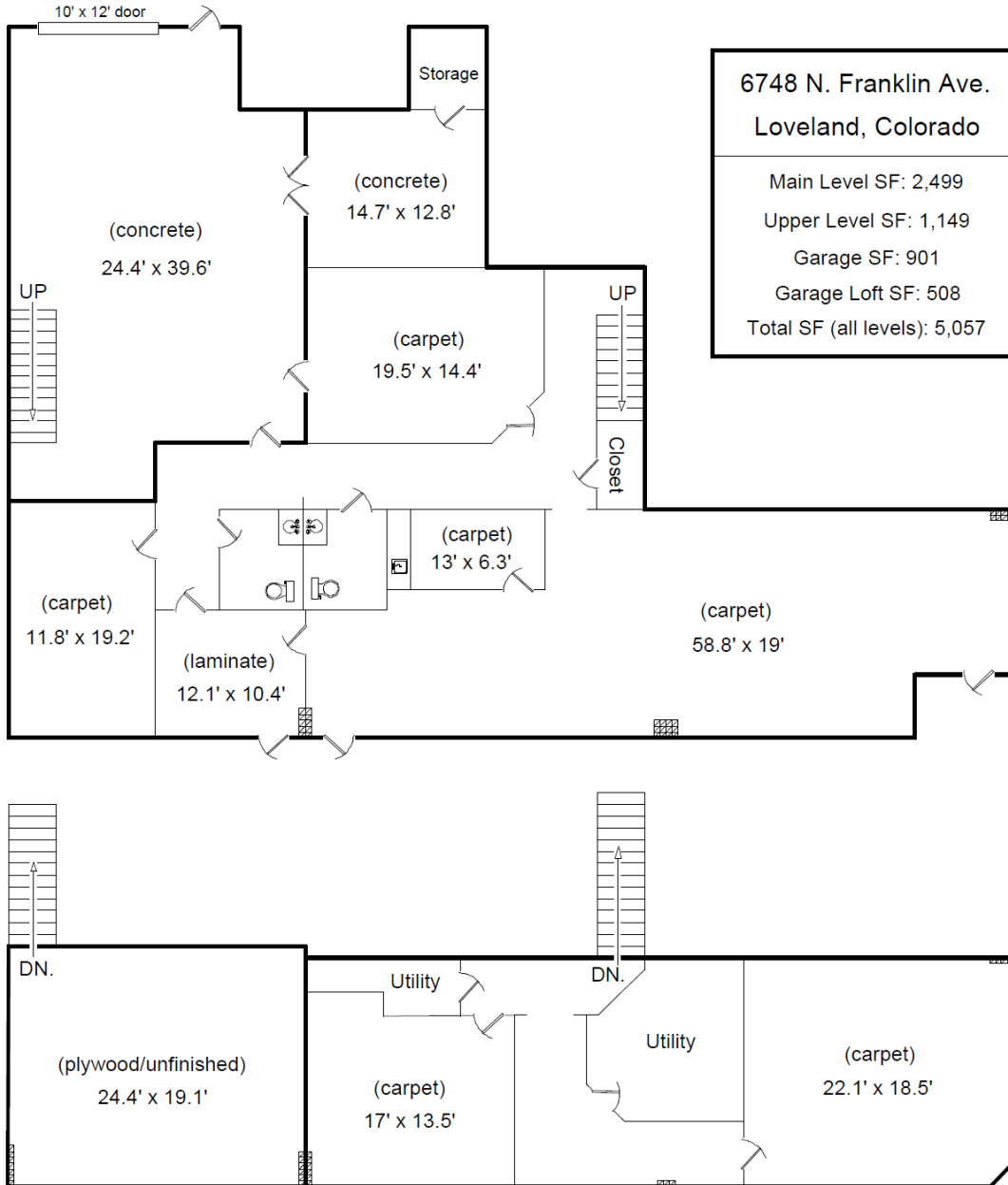


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6748 N. Franklin Ave.  
Loveland, Colorado

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Main Level SF: 2,499  
Upper Level SF: 1,149  
Garage SF: 901  
Garage Loft SF: 508  
Total SF (all levels): 5,057

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