



**FOR SALE OR LEASE**

**497 N. DENVER AVENUE**

**LOVELAND, CO 80537**



**2,703 SF INDUSTRIAL/FLEX CONDO**

**CUSHMAN &  
WAKEFIELD**

FOR SALE OR LEASE

# 497 N. DENVER AVENUE

## LOVELAND, CO 80537

**Sale Price**      **\$575,000**  
**Lease Rate**     **\$15.00/SF NNN**  
**NNN (Est.)**    **\$7.17/SF**

This 2,703 SF industrial/flex condo includes two open office/workspaces and a reception area. The warehouse features a 14' x 14' grade-level overhead door, 16' ceiling height, a workbench, storage area, and air lines. Located in Denver Avenue Commercial Park, this space is ideal for light industrial or distribution use. Please contact the listing broker for additional information.

## PROPERTY FEATURES

**Loading**            14' x 14' Grade-level  
                              overhead door

**Clear Height**    16'

**Power**                3-Phase

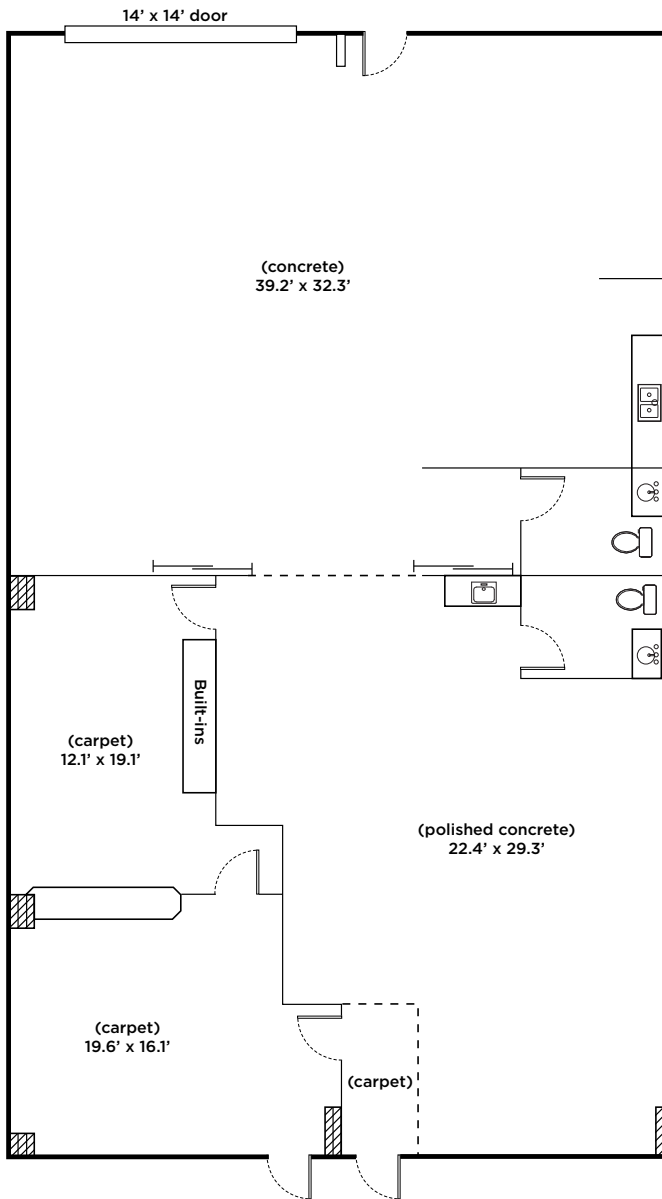
**Zoning**              [I-Developing Industrial](#)  
                              ([Loveland](#))

## PROPERTY HIGHLIGHTS

- LED Lighting
- Forced Air/Radiant Heat
- Air Lines in Place
- Fire Suppression



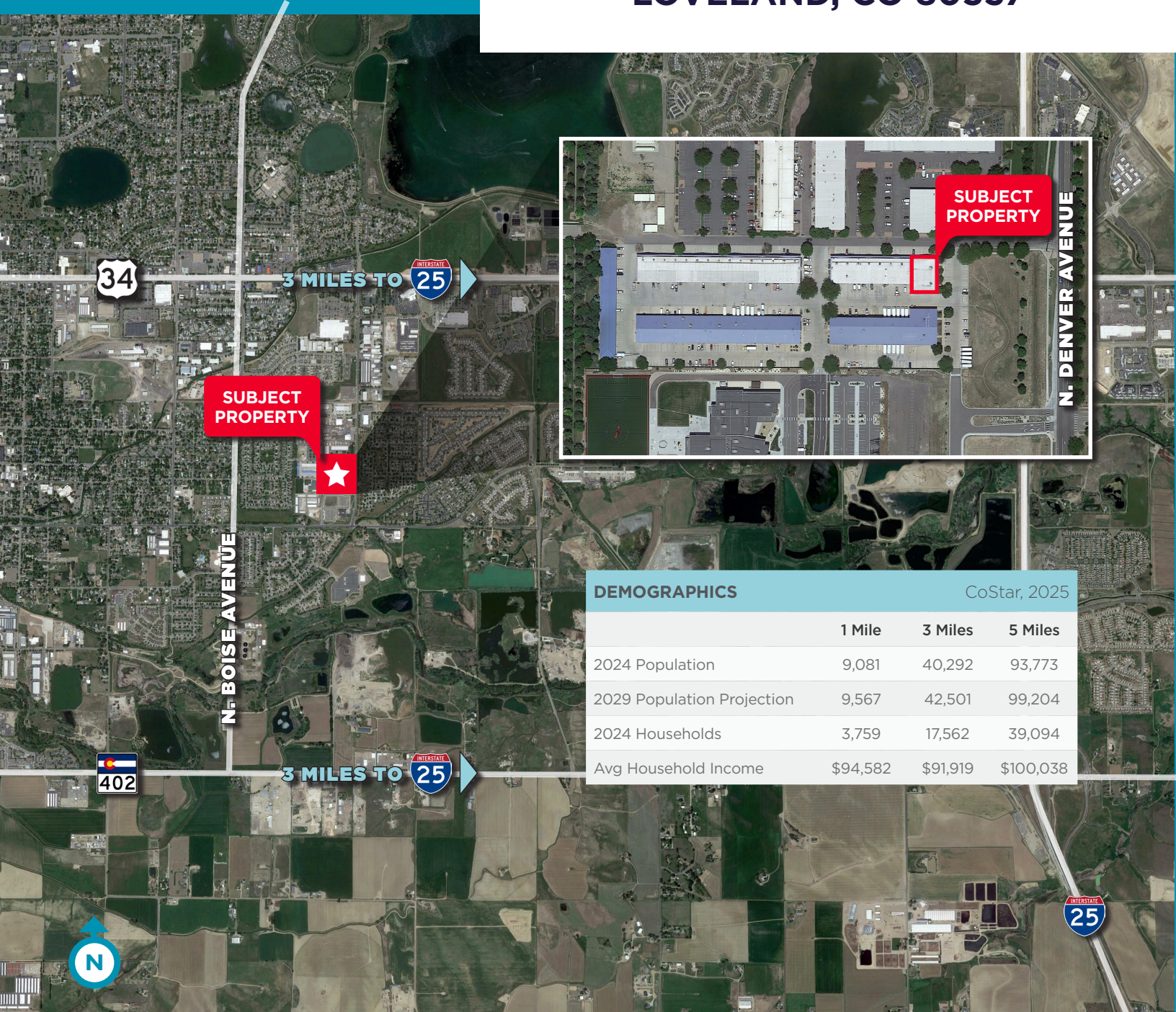
# FLOOR PLAN



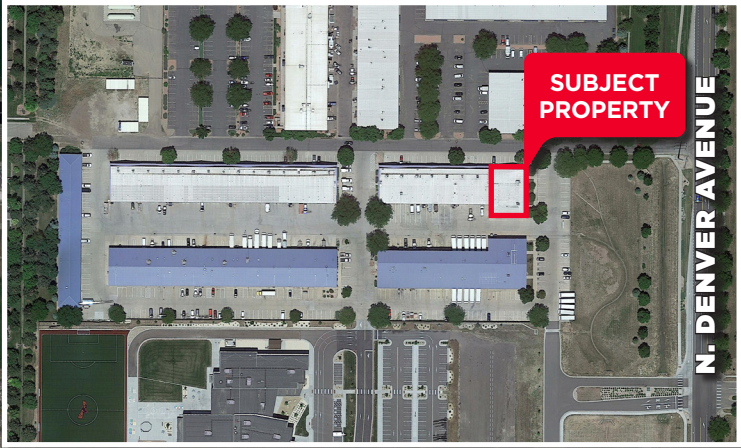
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**SUBJECT PROPERTY**



DEMOGRAPHICS	CoStar, 2025		
	1 Mile	3 Miles	5 Miles
2024 Population	9,081	40,292	93,773
2029 Population Projection	9,567	42,501	99,204
2024 Households	3,759	17,562	39,094
Avg Household Income	\$94,582	\$91,919	\$100,038

For more information, please contact:

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