



**NEWLY RENOVATED  
FLEXIBLE OFFICE / WAREHOUSE OR RETAIL / WAREHOUSE**

PROPERTY TYPE: **INDUSTRIAL**  
AVAILABLE: **1,709 SF**  
LEASE RATE: **\$13.25 SF NNN (EST. \$5.95/SF)**

**FEATURES:**

- Newly renovated
- 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

# FEATURED PROPERTY

2456-2462 E. 13TH STREET • LOVELAND, CO 80537



OFFICE 1



SHOP



OFFICE 2



RECEPTION / OFFICE 3



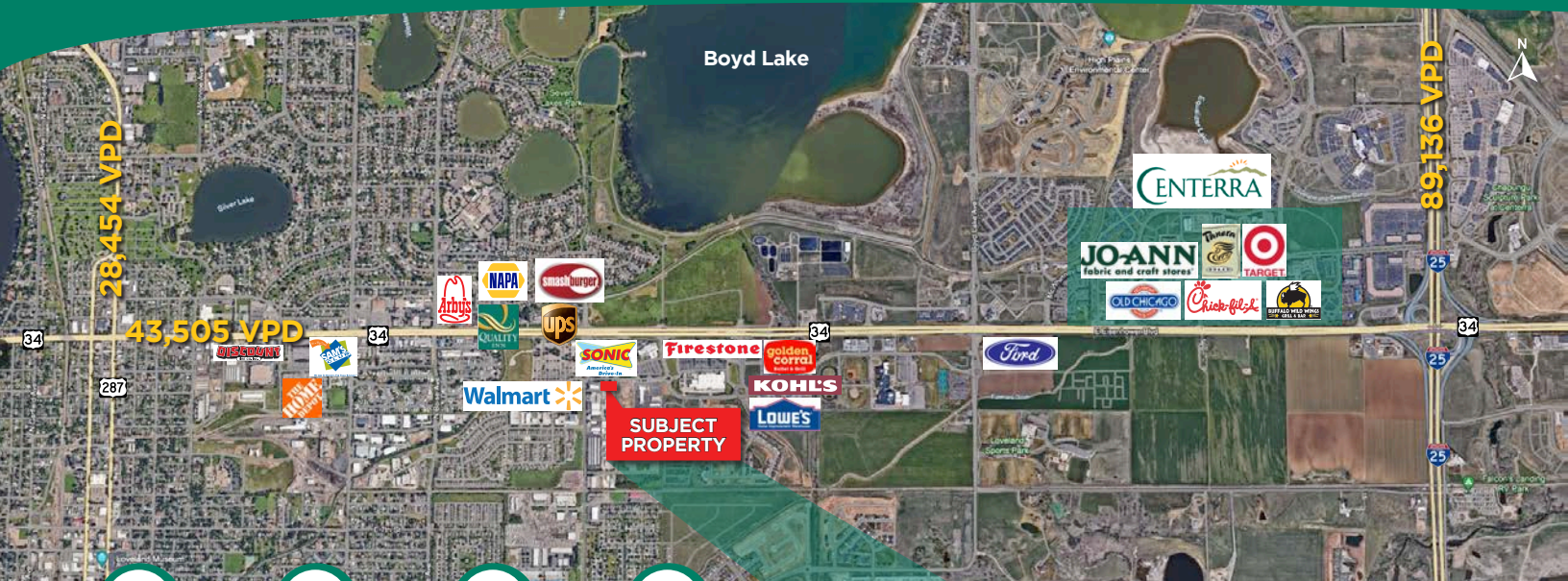
SHOP 2

VIEW MORE REALTEC LISTINGS AT [WWW.REALTEC.COM](http://WWW.REALTEC.COM)

**Bruce Campbell** Broker  
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# SITE LOCATION & DEMOGRAPHICS 2456-2462 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



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