



MADISON AVENUE FLEX-INDUSTRIAL PARK

AVAILABLE: (SUITE 223) 2,105 SF
LEASE RATE: **\$14.00/SF NNN**
NNNs: **\$4.71/SF (ESTIMATED)**

FEATURES:

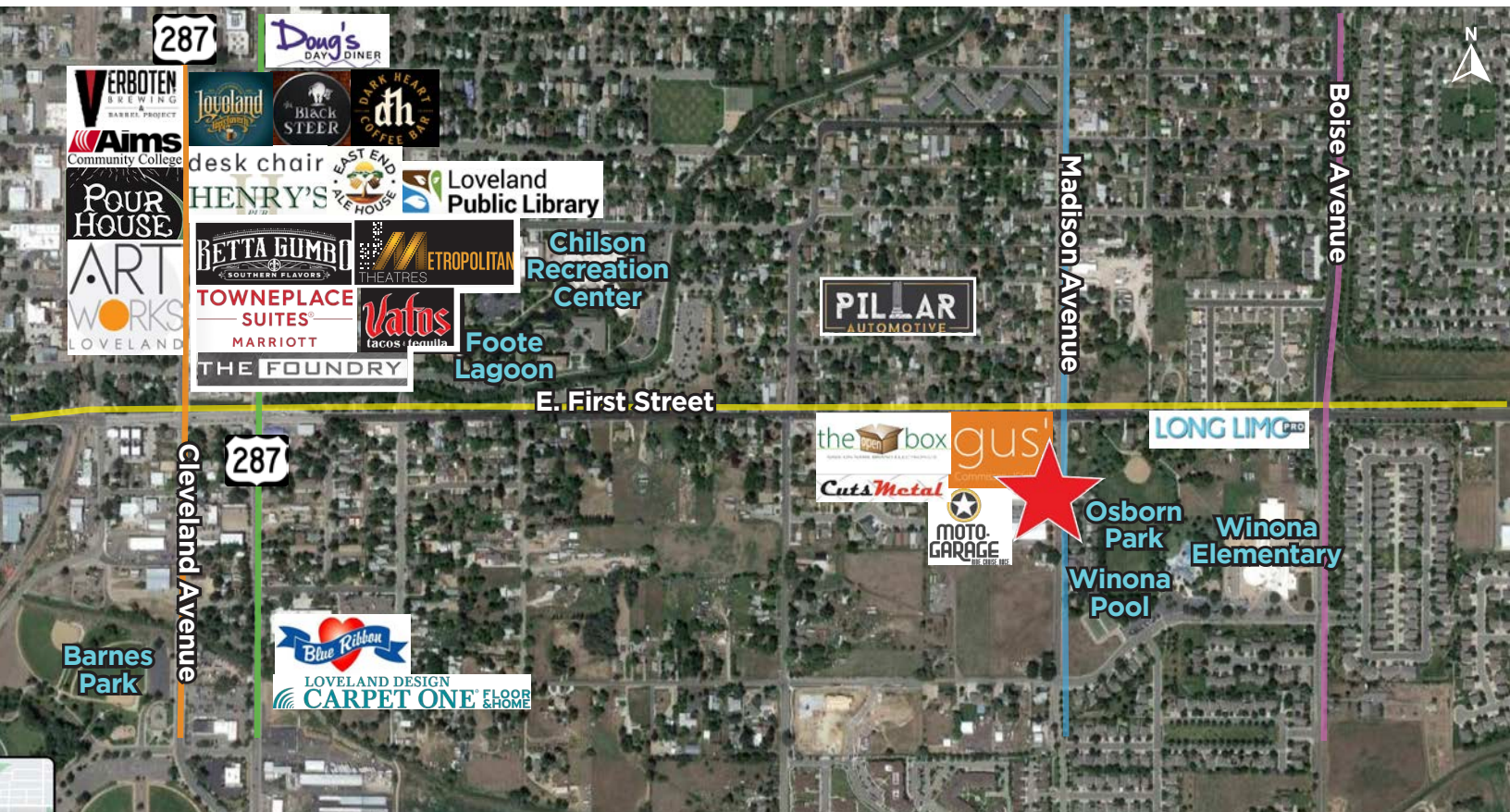
- Functional and efficient layouts
- Central location with easy access
- Overhead doors
- Heated and cooled flex space
- 3 phase power
- Units may be combined
- Enterprise zone location

SUITE DESCRIPTION & SITE LOCATION

233 S. MADISON AVENUE • LOVELAND, CO 80537

SUITE 233 DESCRIPTION:

This versatile vacancy offers an excellent opportunity for businesses seeking functional office/warehouse, light manufacturing, or flex space in a convenient Northern Colorado location. The property is well-suited for users that need a practical mix of workspace, storage, production, and operational flexibility, making it ideal for contractors, distributors, makers, service businesses, and growing companies. With its adaptable layout and broad range of potential uses, this space provides the flexibility tenants need to operate efficiently and position their business for continued growth.



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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