

CONDO STORAGE WAREHOUSE | \$11.96/SF (NNN)



441 N. DENVER AVENUE
LOVELAND, CO 80537

FOR LEASE

- Total Monthly Rent - \$1,850.00 Plus Utilities
- 1 - 14' x 14' Grade-Level Overhead Door
- 1,200 Square Feet - 30' wide x 40' deep
- 110/220/3-Phase power available

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 06.18.2026

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LEASE OVERVIEW

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|----------------------------|---------------------------------|
| Total Monthly Rent: | \$1,850.00/Month Plus Utilities |
| Rentable SF: | 1,200/SF |
| Base Rent: | \$11.96/SF Annually |
| NNN Expenses: | \$6.58/SF Annually |
| Zoning: | Industrial |
| Year Built: | 2002 |
| Loading: | 1 - 14' x 14' Grade-Level Door |
| Power: | 110/220/3-Phase |
| Ceiling Height: | 16' |
| Market: | Northern Colorado |
| Sub Market: | Loveland |

PROPERTY OVERVIEW

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| Property: | Industrial office/warehouse for Lease. This unit offers 1,200 SF, with an office, warehouse, half bath, and a deep-wash sink. The warehouse has 1-14' x 14' grade-level overhead door, a 3' pedestrian door, 110/220/3-Phase power, and a 16' ceiling. Total Monthly Rent is \$1,850.00, plus utilities (gas, electric, internet, phone, and internal janitorial). The Owners' Association covers trash, snow removal, landscaping, and exterior maintenance (roof leaks, etc.). No automotive or hemp/MMJ users. NOTE: Landlord is a licensed Real Estate Broker. |
| Location: | Located in the Denver Avenue Commercial Park in South Loveland, with quick access to HWY 34 and I-25. |



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