

**PRICE
REDUCTION
& FREE BASE RENT
AVAILABLE**



FLEX / WAREHOUSE / LAB SPACE FOR LEASE

AVAILABLE: 7,500 SF
LEASE RATE: \$14.00/SF
Modified Gross (Plus Utilities)

FEATURES:

- 600 amps, 240V, 3 phase power
- 14' sidewalls, 18' peak clear height
- 2 docks with levelers
- 1 12'x12' drive in door
- Air conditioned warehouse
- Climate controlled wet lab space
- Easily converted back to warehouse

PATRICK O'DONNELL Broker
970.231.5576
patricko@realtec.com

BRUCE CAMPBELL Broker
970.231.6824
bruce@realtec.com

VIEW MORE REALTEC LISTINGS AT WWW.REALTEC.COM

FEATURED PROPERTY

900 JOSEPHINE COURT • LOVELAND, CO 80537



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FLOOR PLAN

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SITE LOCATION

900 JOSEPHINE COURT • LOVELAND, CO 80537

15.3

MILES
TO FORT COLLINS

19

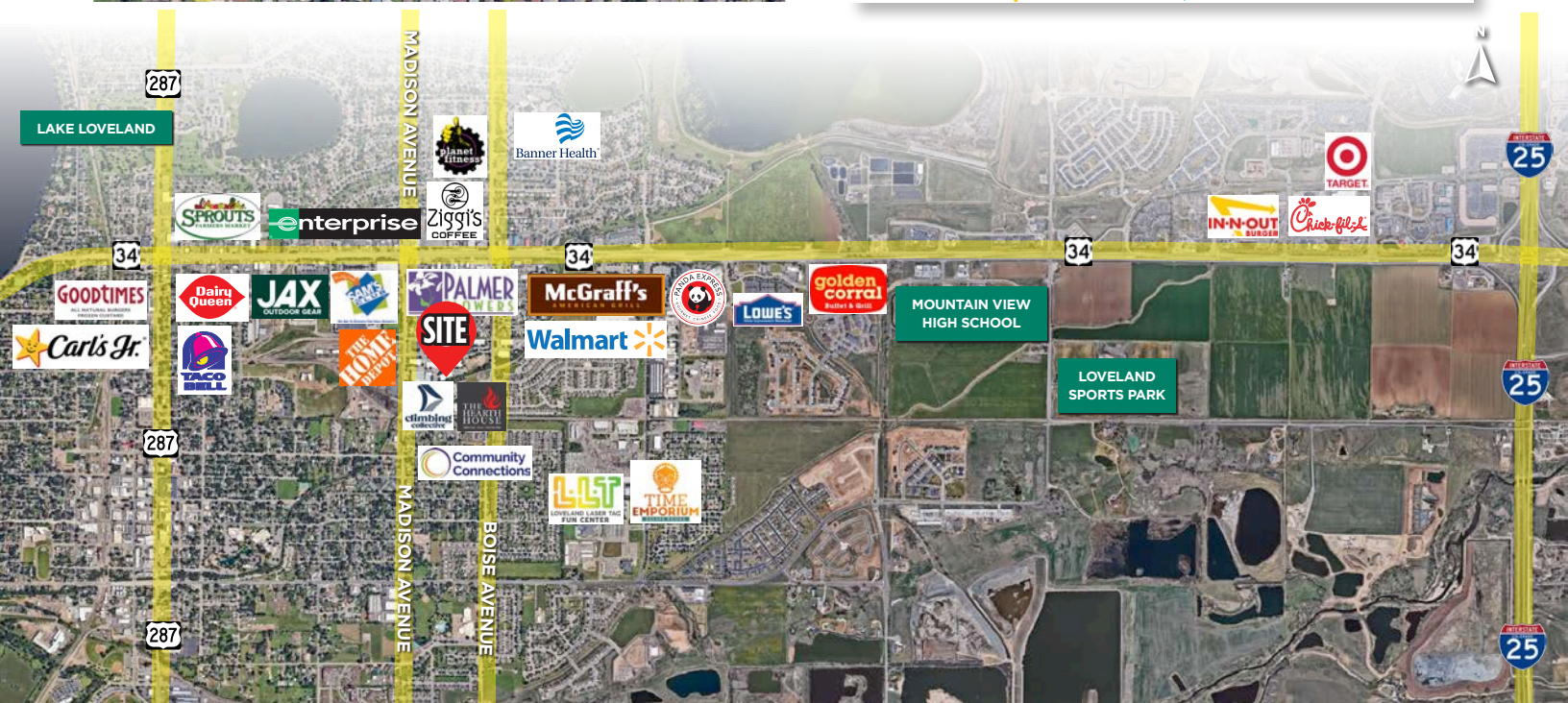
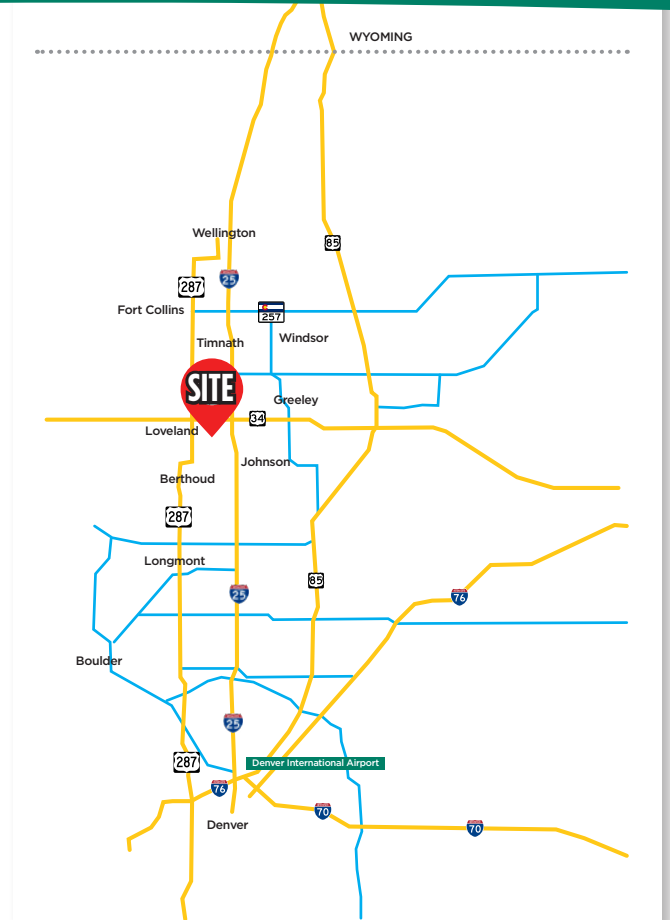
MILES
TO GREELEY

57.3

MILES
TO CHEYENNE

54

MILES
TO DENVER
INTERNATIONAL
AIRPORT



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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COMMERCIAL REAL ESTATE SERVICES