

INDUSTRIAL OFFICE/WAREHOUSE | \$12.00/SF (NNN)



473 N DENVER AVENUE
LOVELAND, CO 80537

FOR LEASE

- 2,100 Square foot industrial office/warehouse
- 1 - 14' x 14' grade-level overhead door
- Open office area, two private restrooms and more

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 07.07.2026

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LEASE OVERVIEW

Total Monthly Rent:	\$3,300.00, plus utilities
Rentable SF:	2,100 SF
Base Rent:	\$12.00/SF Annually
NNN Expenses:	\$6.86/SF Annually
Lease Term:	3-5 Years
Loading:	1 - 14' x 14' Grade-Level Overhead Door
Power:	110/220/3-Phase
Ceiling Height:	16'
Year Built:	2001
Zoning:	Industrial
Market:	Northern Colorado
Sub Market:	Loveland

PROPERTY OVERVIEW

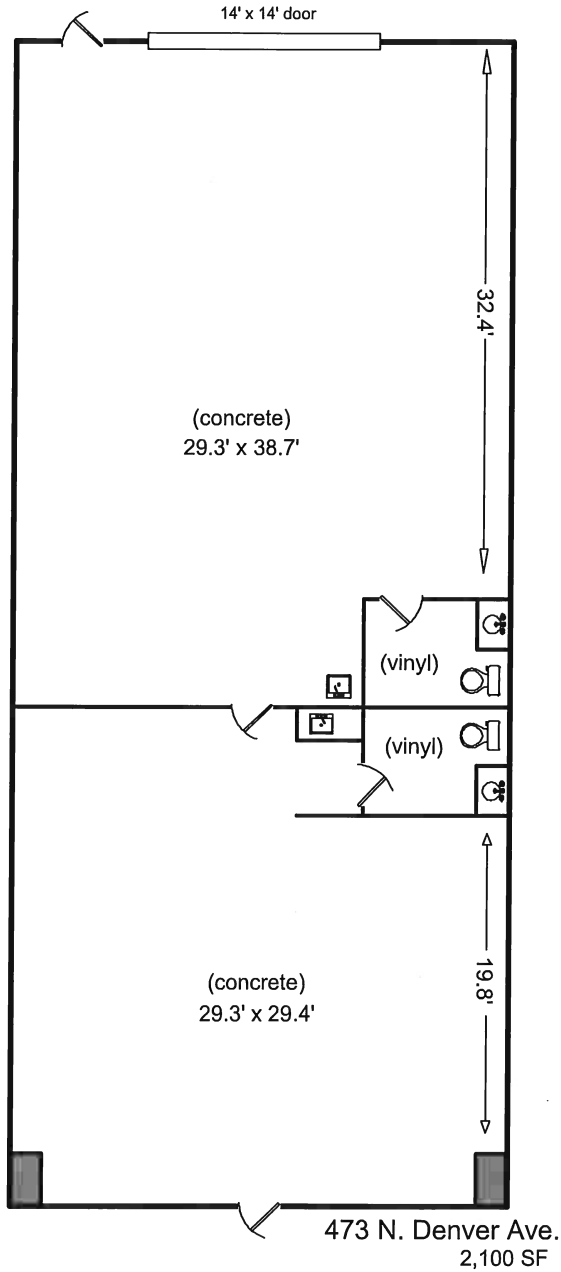
Property: This 2,100 SF office/warehouse condo features an open front office area, 1/2 bath, wetbar, a warehouse with a deep wash sink, a second 1/2 bath, 1- 14' x 14' grade-level overhead door, and, 110/220/3-phase available. Total monthly rent is \$3,300.00, plus utilities - gas, electric, internet, phone and internal janitorial. No automotive, hemp, or MMJ uses.

Location: Located in the Denver Avenue Commercial Park in South Loveland, with quick access to HWY 34 and Interstate-25.



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