



MADISON AVENUE FLEX-INDUSTRIAL PARK

AVAILABLE: 2,632 SF - 5,264 SF

SUITE 229: 2,632 SF

SUITE 237: 2,632 SF

LEASE RATE: \$12.00 - \$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 DESCRIPTIONS

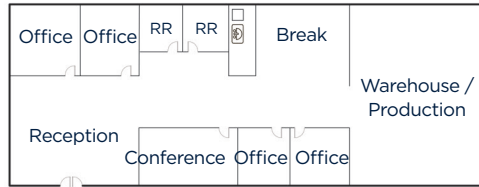
SUITE 229:

Discover an exceptional opportunity in this versatile 237 S. Madison Avenue suite, ideally configured for dry lab operations, clean manufacturing, or research and development endeavors. Suite 229 offers the perfect environment for innovation and precision work in Loveland's growing business district.



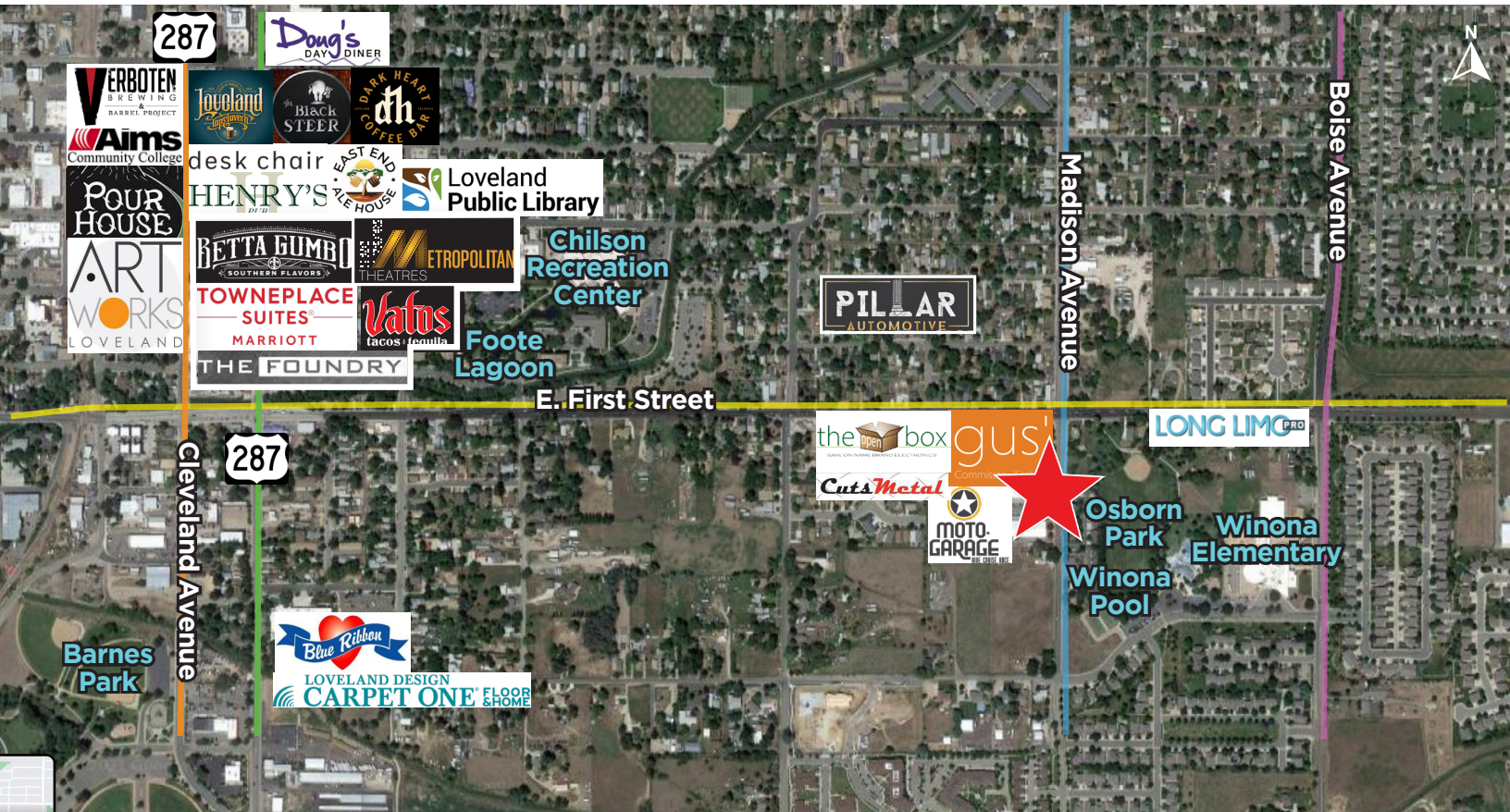
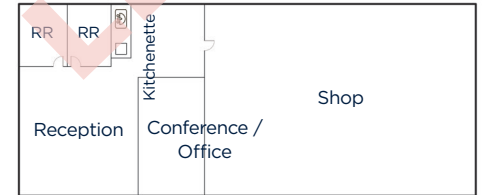
SUITE 237:

Prime flex space offering versatile business solutions. Features include 4 professional office and conference areas, dedicated R&D facilities, practical shop space, convenient kitchenette, and accessible overhead door for easy loading. The perfect blend of functionality and professional environment for your growing business.



SUITE 241:

Prime industrial suite available at 241 South Madison Avenue featuring 2,105 square feet of versatile space. This turnkey property offers the perfect blend of functionality and convenience with an overhead door for easy loading/unloading, professional reception area to welcome clients, dedicated conference room for meetings and presentations, convenient kitchenette for employee comfort, spacious shop area ideal for production or storage.



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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