

205-225 12TH STREET SE

LOVELAND, COLORADO 80537

INDUSTRIAL SPACE WITH STORAGE YARD



4,500-8,773 SF INDUSTRIAL SPACE AVAILABLE FOR LEASE

Lease Rate: \$13.00/SF NNN | NNN: \$4.46/SF

This industrial property is located on just over one acre in the South Loveland Industrial Park. The building has four 14' overhead doors, a 1,500 square foot mezzanine for additional office and storage, and over 0.5 acre of outdoor storage/yard space. The property is located off Highway 402, providing quick access to both I-25 and Highway 287. Please contact the listing broker for more information.

PROPERTY DETAILS

Available Size:	4,500-8,773 SF
Building Size:	8,773 SF
Site Size:	1.05 Acres
Outdoor Yard Size:	0.56 Acres
Loading:	(4) 14' Overhead Doors
Clear Height:	16'
Zoning:	Industrial (Loveland)
Flood Zone:	High Risk
Power:	480V 3-Phase, 500 amps

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For more information, please contact:

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