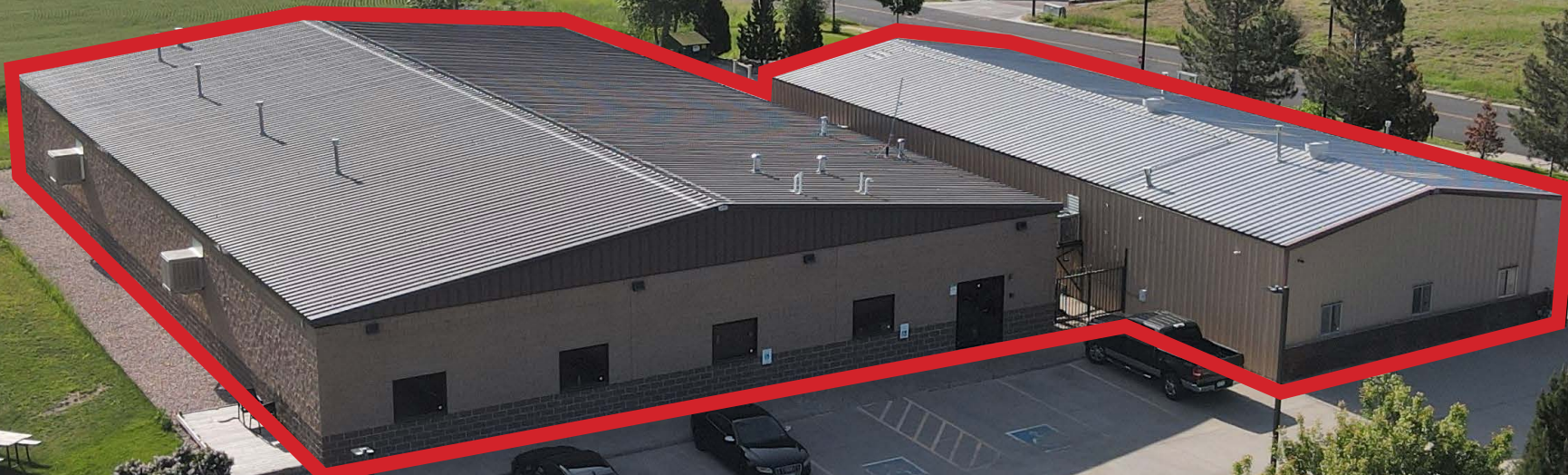


599

WEST 71st STREET

LOVELAND
COLORADO 80538



Industrial Space For Sale or Lease | 14,130 SF
Sale Price: \$3,050,000.00
Lease Rate: \$11.50/SF NNN | NNN \$3.63/SF





// PROPERTY FEATURES

Welcome to 599 West 71st Street, a premier property offering 14,130 square feet of versatile industrial and office space. Nestled in a prime location, this facility combines functionality with convenience, ideal for businesses seeking a strategic base of operations. The property's expansive layout provides ample room for a variety of industrial processes and office configurations, making it a perfect choice for companies looking to optimize their workspace. With its strategic location, 599 West 71st Street ensures excellent connectivity and accessibility, positioning your business at the heart of a dynamic and thriving area.

PROPERTY DETAILS

Available Size	14,130 SF
Year Built	2012
Power	400 amps, 208V, 3-phase
Loading	One (1) 14' x 12' overhead door Two (2) 12' x 12' overhead doors

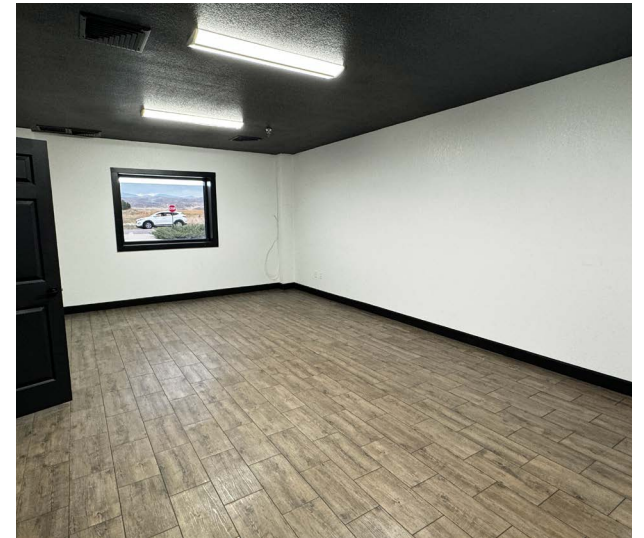
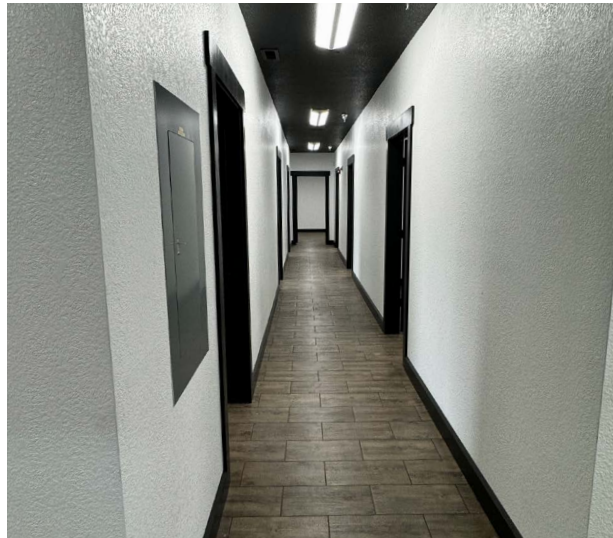
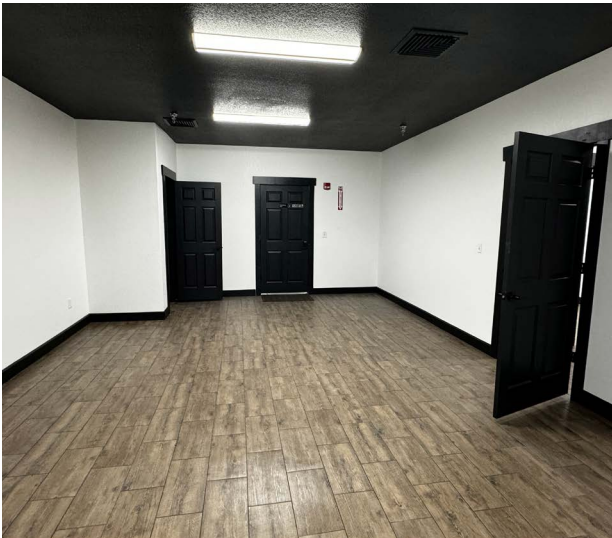
OTHER FEATURES

- Fire suppression
- Radiant heat in main shop
- Exhaust vents and compressed air lines
- Newly renovated office

// PROPERTY FLOORPLAN



// GALLERY





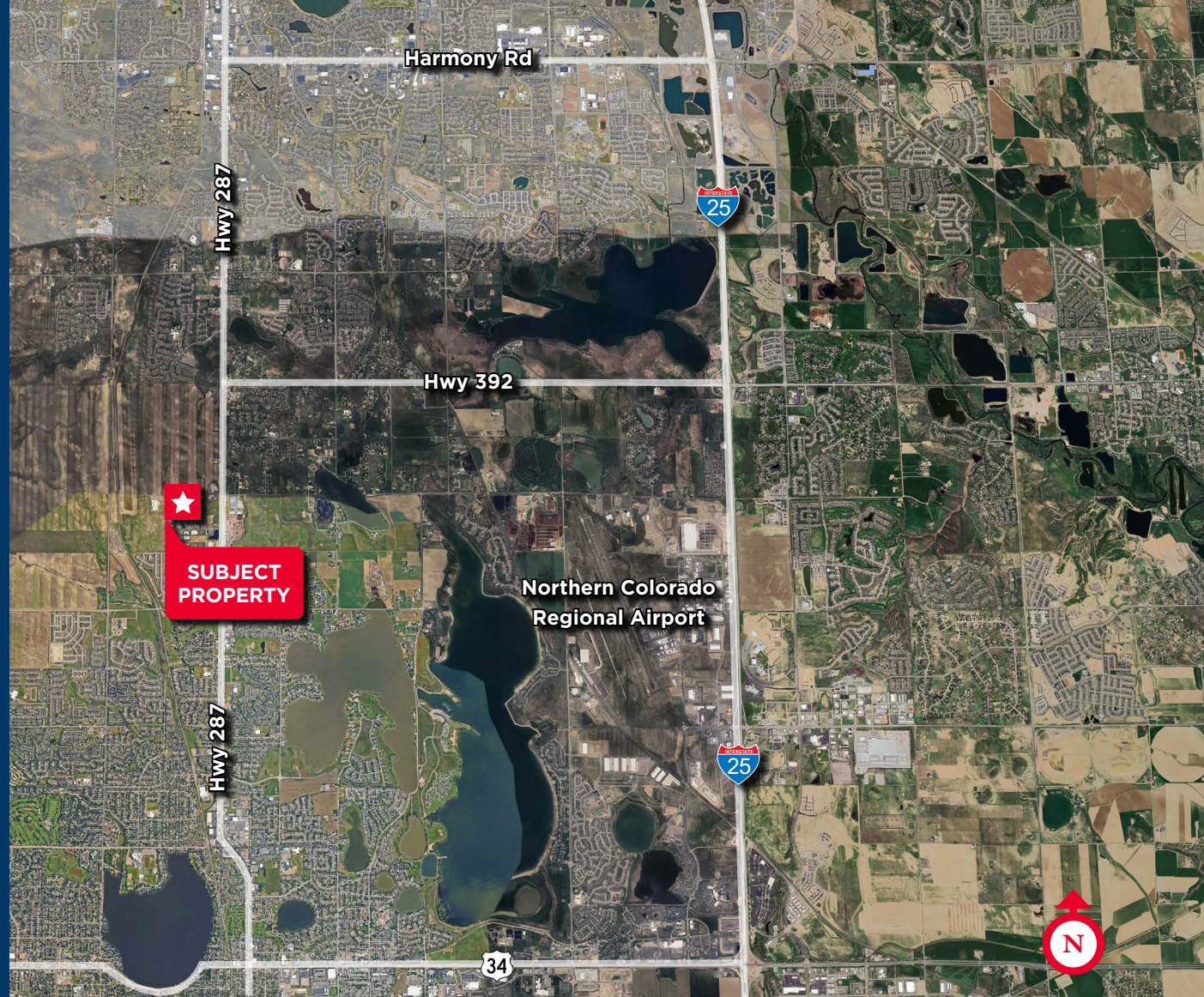
CONTACTS:

NATE HECKEL
Senior Director
+1 970 412 0225
nate.heckel@cushwake.com

TYLER MURRAY
Senior Director
+1 970 267 7404
tyler.murray@cushwake.com

TY MASHEK
Senior Associate
+1 303 525 3125
ty.mashek@cushwake.com


772 Whalers Way, Suite 200
Fort Collins, Colorado 80525
+1 970 776 3900
cushmanwakefield.com



// NORTHERN COLORADO

- Advanced Energy Industries, Inc.
- Anheuser Busch
- Banner Health
- Colorado State University
- Columbine Health Systems
- Hewlett-Packard Enterprise
- Kaiser Permanente
- Platte River Power Authority
- University of Colorado Health
- Water Pik
- Woodward
- Xcel Energy Co.

 2022 Total Population
97,856

 Total Regional Employment
47,589

 2023 Median Household Income
\$75,005.90

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.