

1020 S GARFIELD AVE

LOVELAND, CO 80537



Space Available:
7,500–15,000 SF

Lease Rate
\$12.00/SF

NNN Rate
\$5.71/SF
**2025 Estimate*

Sale Price
\$3.6M

INDUSTRIAL/FLEX WAREHOUSE WITH 3 ACRES OF OUTSIDE STORAGE

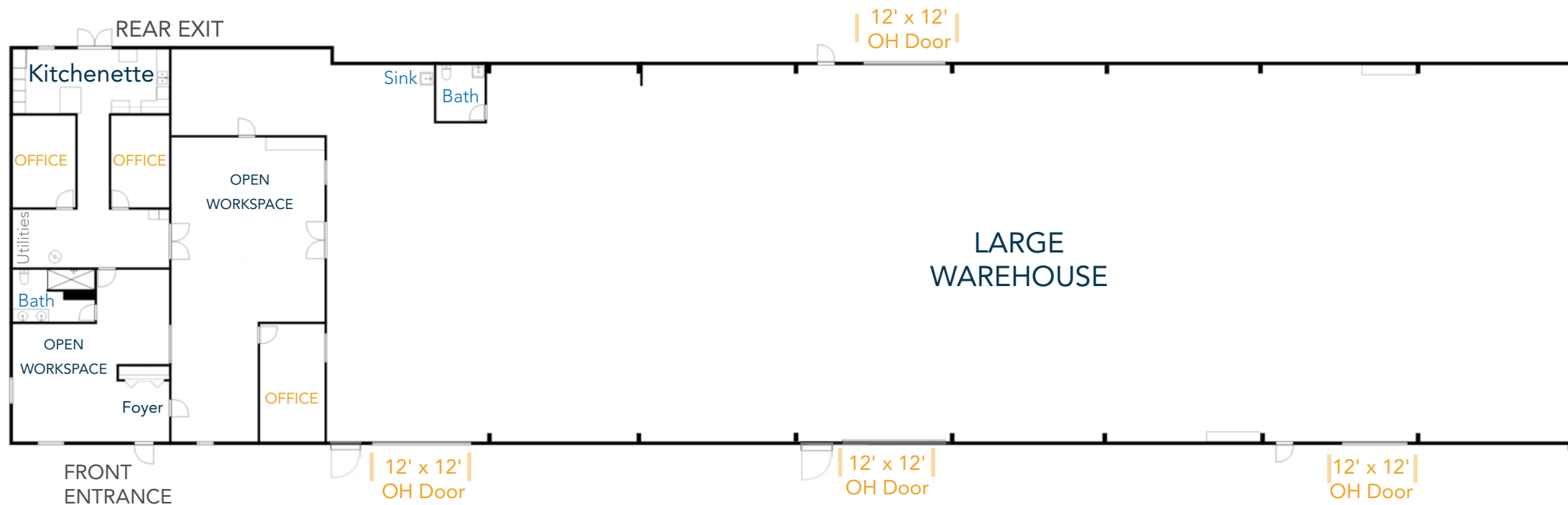
- Demisable industrial/flex space from 7,500–15,000 SF.
- 3 acres of outside storage included in lease rate.
- Warehouse has (4) 12' x 12' overhead doors at grade-level with 14' clear height.
- Newly remodeled office space with modern finishes.
- Warehouse is fully sprinklered for safety compliance.
- Equipped with 200-amp, 120V, 3-phase power.
- Heated by efficient radiant heat.
- Zoned I-C (Industrial Commercial) in the City of Loveland.

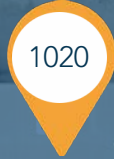


EXTERIOR PHOTOS

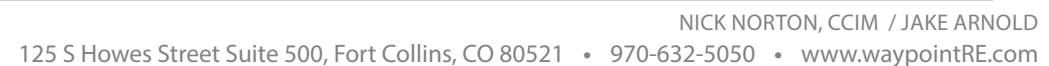


PHOTOS & FLOORPLAN





Parcel #
9 52436 9001



The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.

1020 S GARFIELD AVE - AREA MAP



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