



4007 S LINCOLN AVE
UNITS 400 & 405
LOVELAND, CO 80537

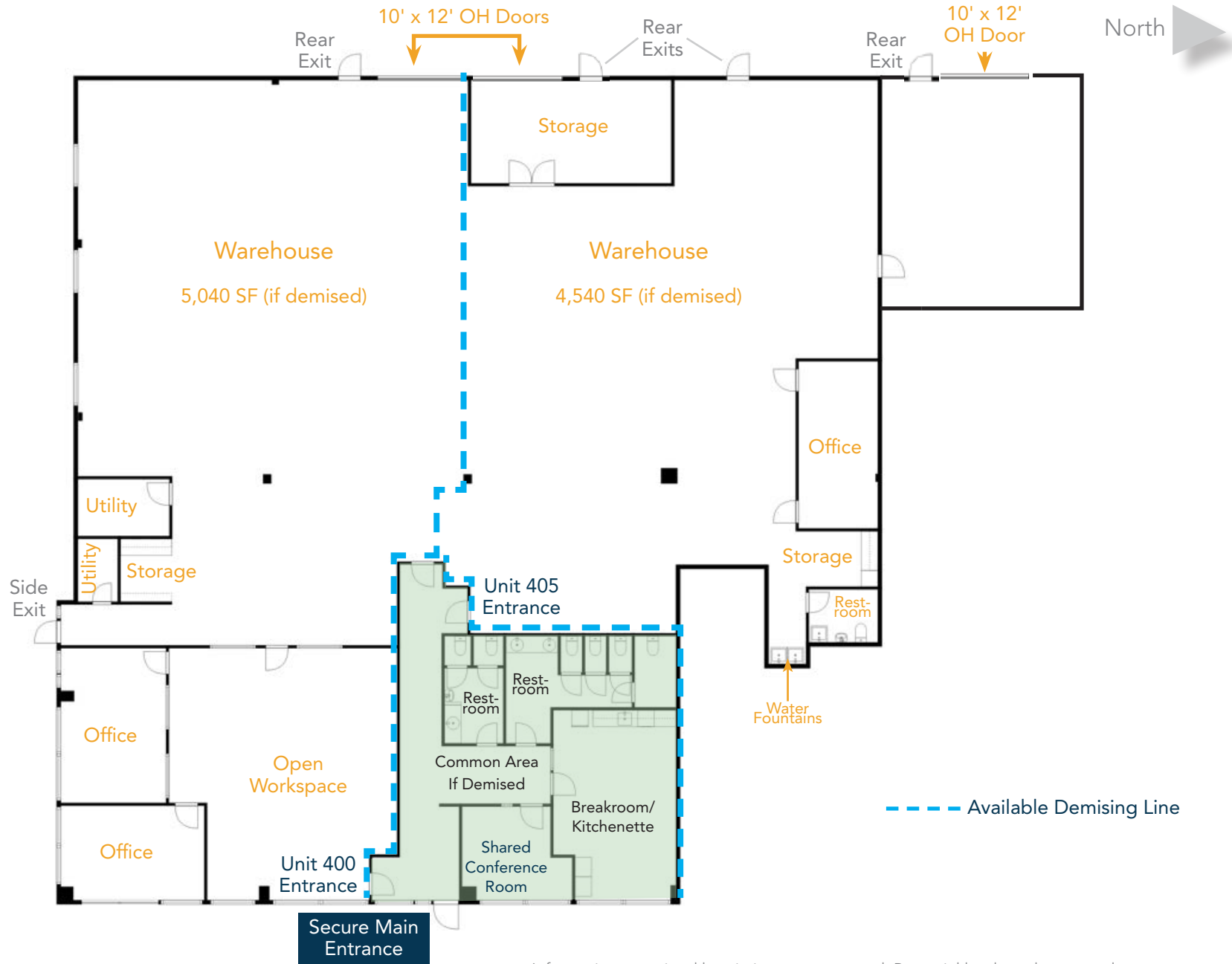
Units 400 & 405:	Lease Rate	NNN Rate
4,540 – 9,580 SF	\$13.50/SF	\$5.19/SF*

FLEX SPACE FOR LEASE IN SOUTH LOVELAND

- Large Flex Space, a mix of warehouse, open workspace, and private offices
- (3) 10' x 12' overhead doors with 16' clear height
- End-Unit layout with drive-in access and ample front and rear parking
- Convenient south Loveland location: easy access to Highway 287 and I-25 via Highway 34.
- Includes access to shared breakroom, conference room, and restrooms (if demised)
- Zoning: Commercial Corridor (CC) in Unicorporated Larimer County.
- *Possessory Interest Tax (PIT) amount is not included in the NNN estimated noted above, and can be calculated based upon duration of the lease. <https://slb.colorado.gov/pit>



FLOORPLAN



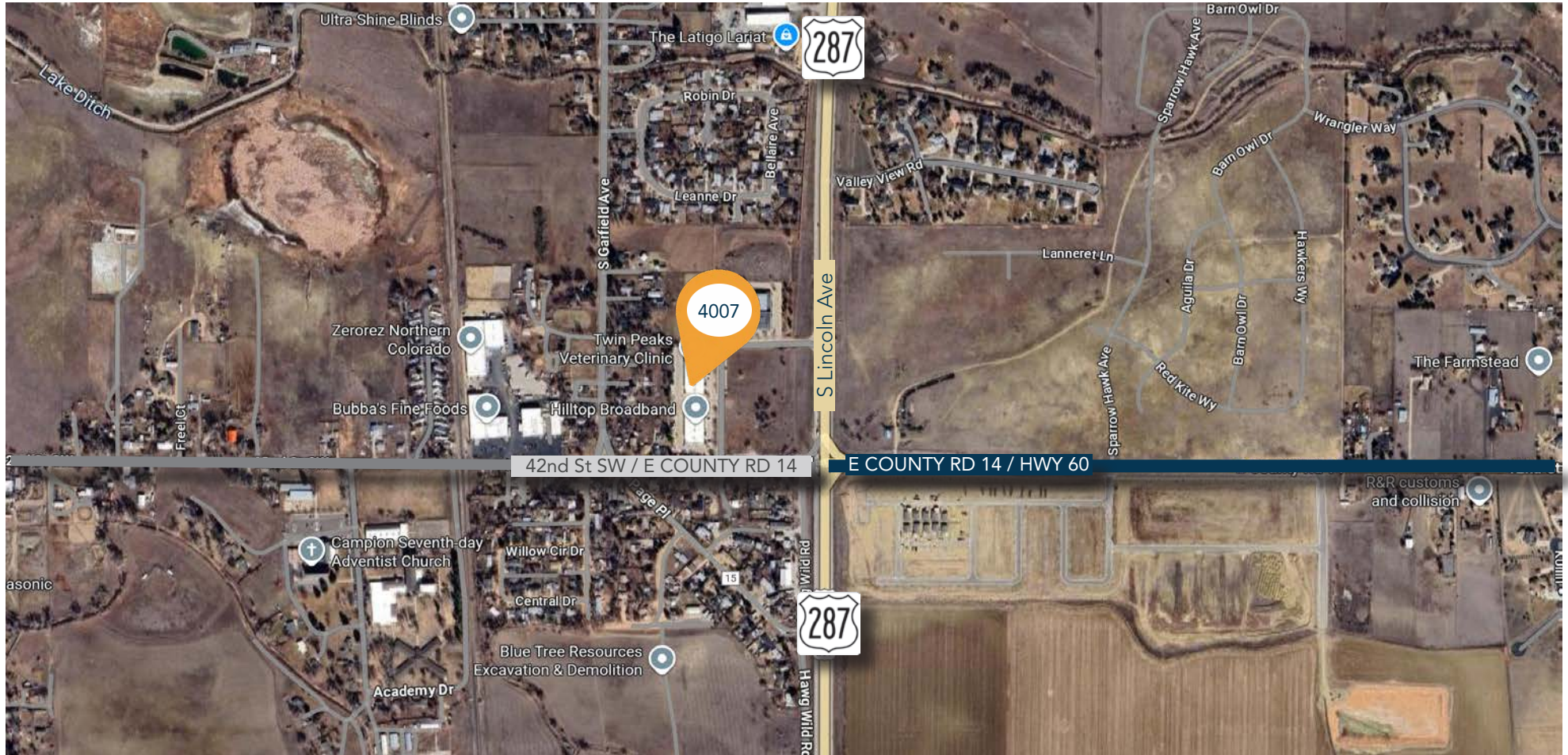
AERIALS & EXTERIOR PHOTOS



INTERIOR PHOTOS



LOCAL MAP



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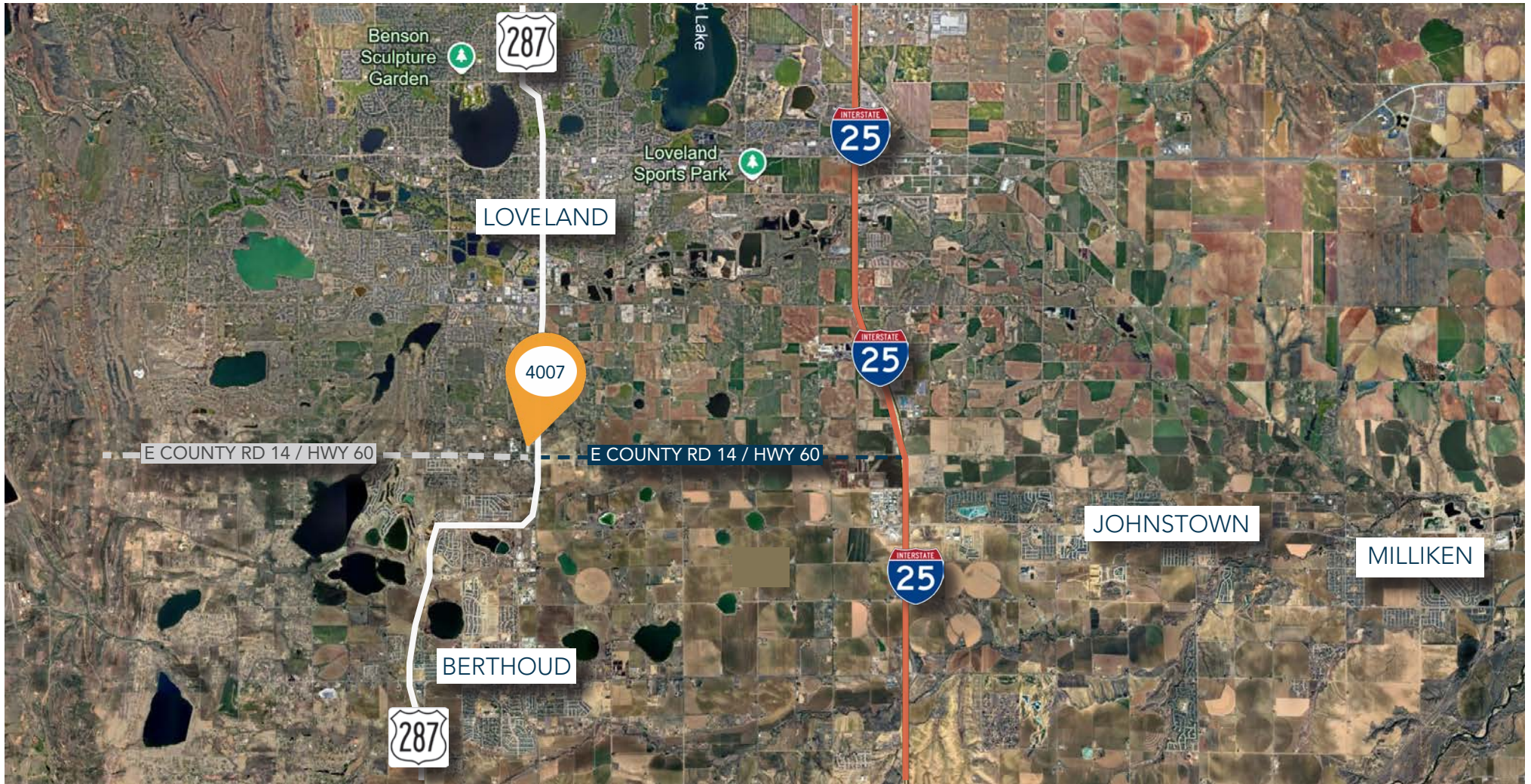


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The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently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

REGIONAL MAP



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