

Unit 2:

2,375 SF

~(9-10K) SF yard space included

**Lease Rate:** 

\$14.00/SF NNN

**NNN Rate** 

\$6.25/SF\* \*2026 est.

## LOVELAND INDUSTRIAL WITH YARD SPACE FOR LEASE

- Strategically located just 3 miles west of I-25 off Highway 402 and 2 miles away from Highway 287.
- Space includes open area, office, private restroom, and (1) 12' x 12' overhead door.
- Approximately 9,000 10,000 SF of yard space included, as outlined below.





## **PHOTOS**











## FLOORPLAN

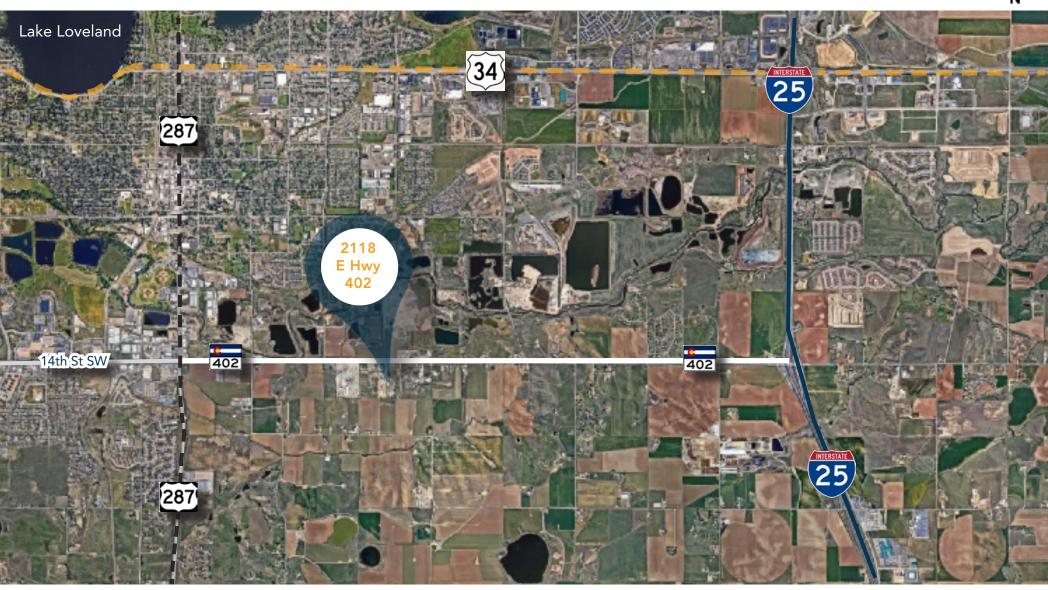






## **REGIONAL MAP**







CONTACT: David Katz, CCIM • 970-481-5808 • dkatz@waypointRE.com Jack Chunko • 970-213-5063 • jchunko@waypointRE.com

DAVID KATZ, CCIM | JACK CHUNKO

125 S Howes St., Suite 500, Fort Collins, CO 80521 • 970-632-5050 • www.waypointRE.com