

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.
- Zoned: Industrial







REGIONAL MAP



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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.