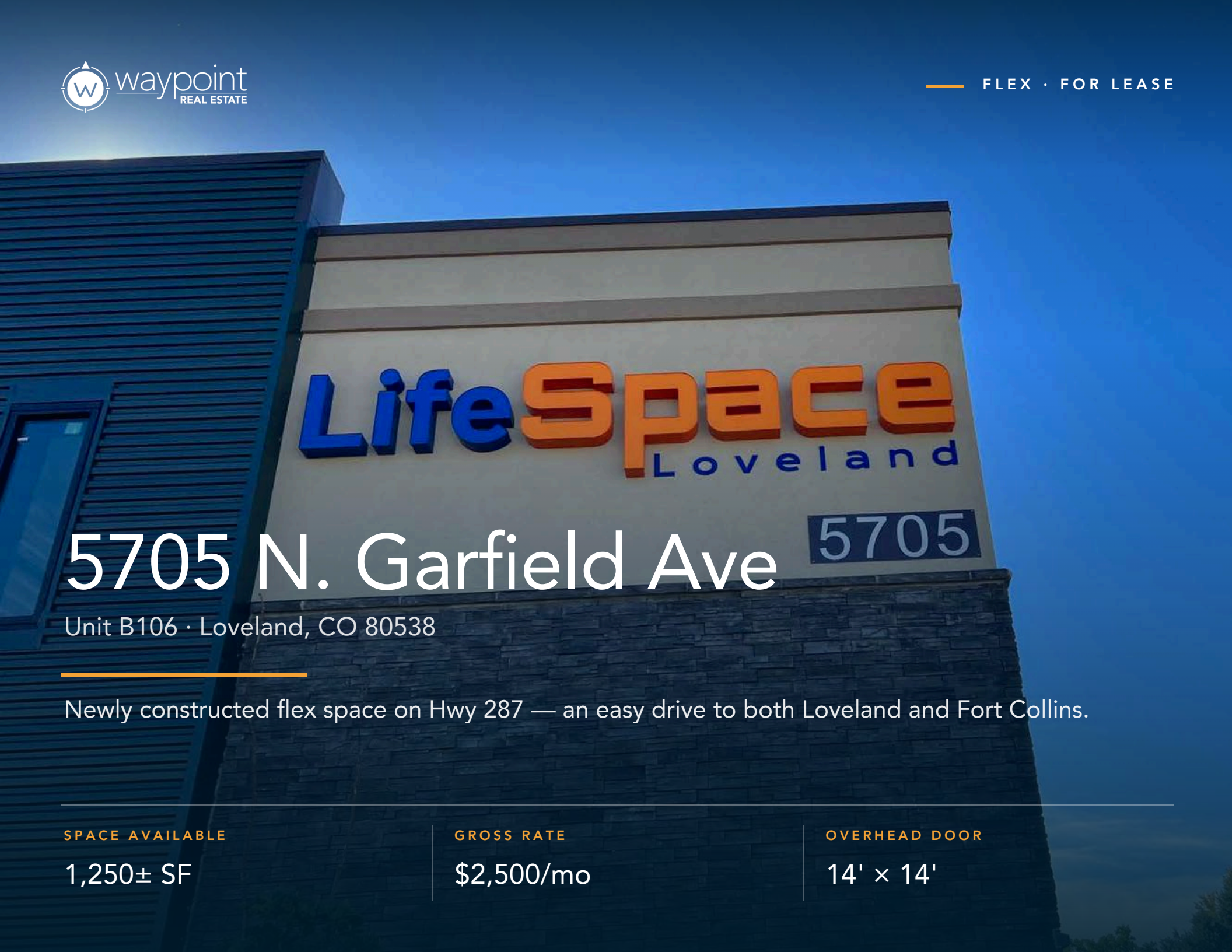
waypoint REAL ESTATE

FLEX · FOR LEASE



5705 N. Garfield Ave

Unit B106 · Loveland, CO 80538

Newly constructed flex space on Hwy 287 — an easy drive to both Loveland and Fort Collins.

SPACE AVAILABLE	GROSS RATE	OVERHEAD DOOR
1,250± SF	$2,500/mo	14' × 14'

PROPERTY OVERVIEW

5705 N. Garfield Ave
Unit B106 · Loveland, CO 80538









LOADING

- One 14' × 14' overhead door
- Paved drive aisles up to 72' wide

SITE & PARKING

- Visibility from Hwy 287 & W 57th St
- 3 dedicated spaces plus perimeter parking

STRUCTURE & POWER

- Steel frame, new construction
- 3-phase 100A power, extra 220V outlet

INTERIOR

Full HVAC, LED lighting, ceiling fan, private restroom

ZONING

Commercial

Marc Robson· 970.215.4438 · mrobson@waypointre.com

UNIT DETAILS

View on Google Maps ↗

UNIT B106 **1,250± SF · $2,500/mo gross**



UNIT

SIZE	1,250± SF
OVERHEAD DOOR	1 — 14' × 14'
STRUCTURE	Steel frame
RESTROOMS	1 private
FORMAT	Multi-tenant park

MECHANICAL & SITE

HEAT TYPE	Forced air / gas
AIR CONDITIONING	Yes — full HVAC
POWER	3-phase, 100A
PARCEL #	9626422006

UTILITY PROVIDERS

ELECTRIC	Loveland Utilities
GAS	Xcel Energy
WATER & SEWER	Loveland Utilities
TRASH	Waste Management
INTERNET	Pulse Fiber

Marc Robson · 970.215.4438 · mrobson@waypointre.com

5705 N. Garfield Ave

UNIT B106 · LOVELAND, CO

Marc Robson

970.215.4438

mrobson@waypointre.com

waypoint REAL ESTATE

waypointRE.com

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.