

Flex/Warehouse Space for Lease

533-537 West 66th Street, Loveland, CO



Highlights

- Located in the Longview Industrial Park
- Excellent flex/warehouse space near Highway 287 & Wal-Mart Super Center
- Landlord is willing to build-out office space
- Clearance for office or storage mezzanine
- Access for 53' trailers including ability to convert ramp to dock
- End-cap unit with lots of natural light
- Space is 50% fully finished flex/office space and 50% warehouse
- Flex/office space has air conditioning and high intensive lighting

Property Information

Lease Rate	\$5.85 per SF / \$2.87 NNN
Available Area	4,662 SF
Year Built	2000
Ceiling Height	17' to 22' Clearance
Overhead Doors	12' W x 10' H & 10' W x 14' H
Electricity	400 Amp 3-Phase
Fire Protection	Full Sprinkler System
Heat	Forced Air
Zoning	Industrial

Demographics

(Source: STDB Online 2010, radius)

Drive Time	<u>5 Minute</u>	<u>10 Minute</u>	<u>15 Minute</u>
Businesses	154	2,339	6,545
Employees	1,229	21,190	64,015
Households	3,170	19,738	57,764



Innovative Real Estate
Brokerage & Development

Nathan Klein

Partner / Broker Associate

(O) 970.667.7000 (C) 970.222.2473

nklein@lovelandcommercial.com

www.lovelandcommercial.com

