INDUSTRIAL BUILDING FOR SALE: $1,400,000

204 12th Street SE
Loveland, CO 80537
7,300 SF | .58 Acre Lot



HIGHLIGHTS:

- Stand alone metal building with paved yard
- Heavy power - (2) 600 amp 3 phase services
- .58 acres, mostly paved, easily secured
- Metal frame clear span construction
- Fully sprinklered throughout
- Four forced air overhead units in warehouse

PROPERTY OVERVIEW

Building Size	7,300 SF
Yard / Lot	.58 Acre
Zoning (ZONING LINK)	I - Developing Industrial
Construction	Metal Frame Clear Span
Other Sq. Ft.	1,000 SF+ | Office | Showroom | Lobby

INDUSTRIAL SPECS

Power	1200 Amps | 3 Phase Power Two (2) 600-Amp CT-Metered Services
Clear Height	13-15 Foot
Loading	(4) 12'x14' | (1) 16'x14'
Lighting	Abundant LED Lighting

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VIDEO TOUR







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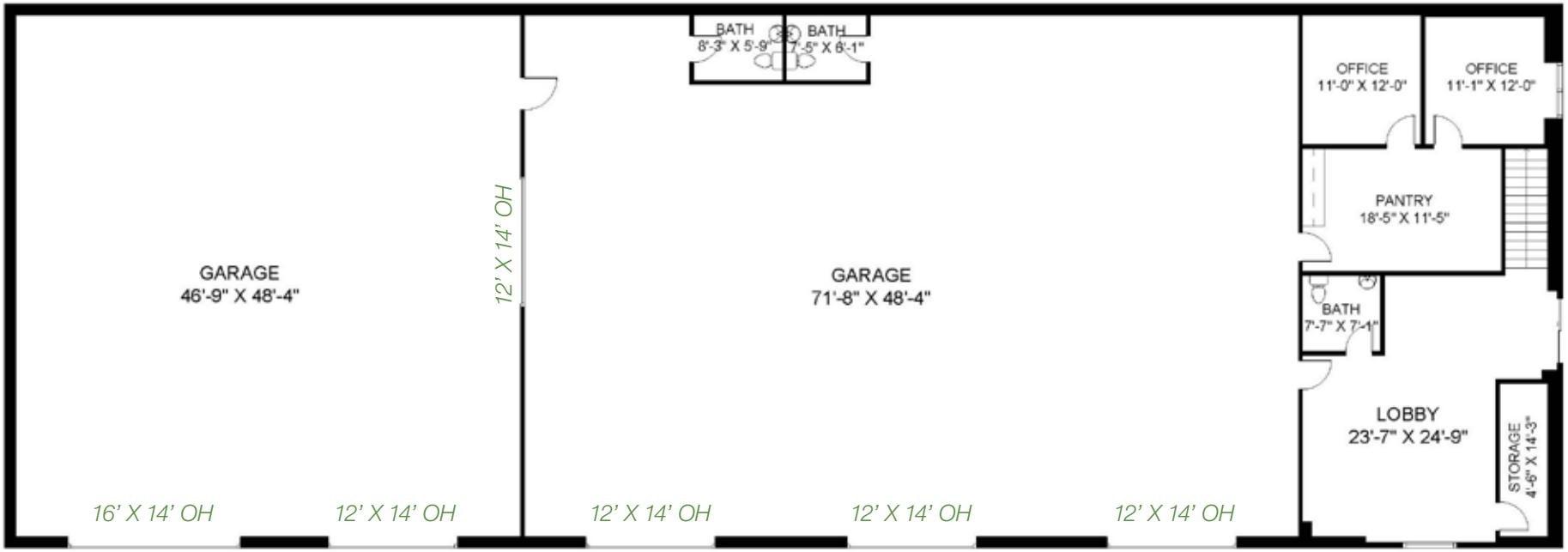


BUILDING FEATURES:

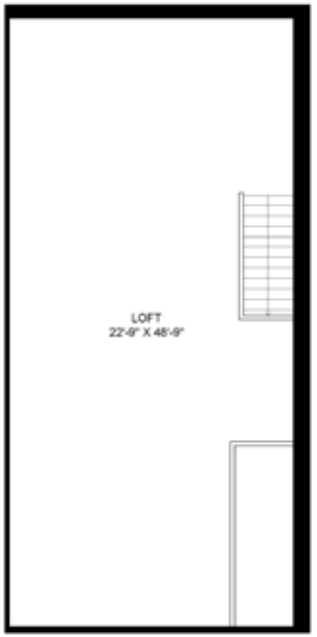
- 1200 Amps of 3-Phase Power from two (2) 600 Amp Services
- Grade-level loading & previous loading dock
- Plumbed compressed air distribution with pneumatic drop station
- Four (4) ceiling suspended natural gas forced-air heating units
- Overhead door equipped with commercial LiftMaster jackshaft operator
- Fully sprinklered facility with service closet
- Abundant lighting with LED bulbs

FLOOR PLAN:

- Designed for ability to split into multiple units
- Plumbing, hot water, and heating units located for possible division
- Potential for additional restroom at South side of unit past dividing wall
- Electrical services located along the length of the building

IDEAL FOR:

- Production
- Assembly
- Warehouse
- Distribution
- Light-Manufacturing



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Reception / Showroom


Breakroom


(2) Large Private Offices


Open Warehouse with Forced-Air Heat


(3) 12'x14' Overhead Doors


(1) 12'x14' OHD & (1) 16'x14' OHD


Mezzanine Storage Area


Mezzanine Storage Area


Mezzanine Storage Area

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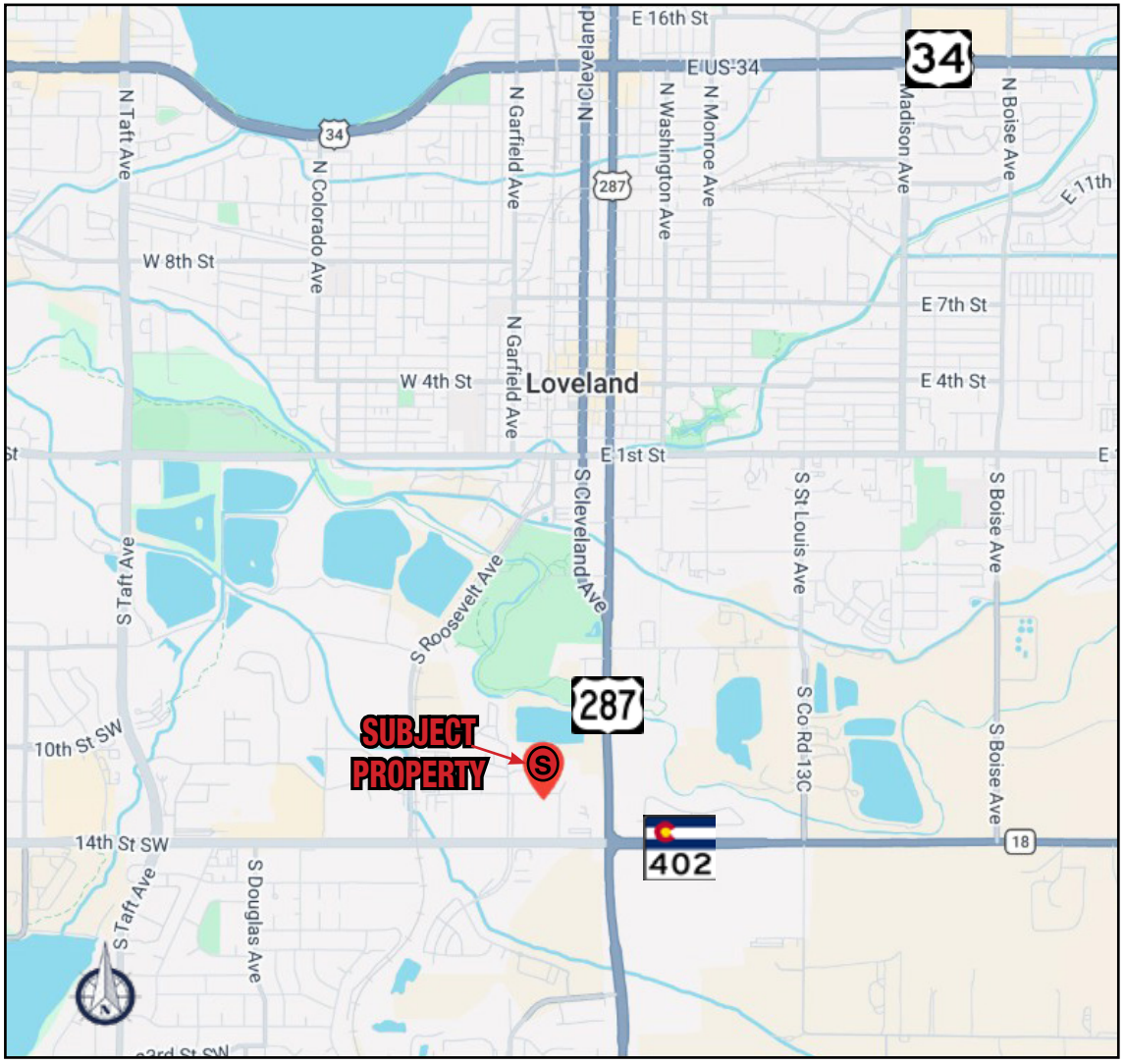







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Loveland, Colorado

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