# DOWNTOWN FLEX/INDUSTRIAL FOR LEASE

LC REAL ESTATE GROUP
MINDFULLY CREATING COMMUNITY

## Cleveland Industrial

255 S. Cleveland Avenue
Loveland, CO

**$9.00 - $15.00/SF NNN**

***$5.55/SF NNN (est.- includes utilities)***

***9,183-12,421 RSF***

# Cleveland Industrial | Loveland, CO

## Main Building Highlights - 9,183 RSF Total including +/- 3,940 RSF Office +/- 3,750 RSF Warehouse/Storage/Plus Mezzanine Lease Rate: $9.00/SF as-is | $11-$15/SF with TIA or renovations

255 S. Cleveland is a competitively priced industrial/flex facility near the heart of downtown Loveland. This distinctive opportunity offers manufacturers, R&D firms, and trades companies a versatile workspace close to restaurants, bars, retailers, movie theaters, and the energy of downtown ongoing redevelopment.

The main building provides approximately 3,940 RSF of office space, including a reception area, two conference rooms, a large second-floor conference/training room, and more than 10 administrative offices. It also features an approximately 3,750-square-foot warehouse with a 12-by-14-foot overhead door, about 1,000 square feet of high-bay clearance, multiple storage rooms, and a functional mezzanine for additional storage (not in rentable area).

The landlord has plans and is prepared to customize the main building to meet a tenant's needs, including creating roughly 2,500 SF of additional high-bay warehouse space and adding up to three overhead doors. Tenant improvement allowances and lease rates are negotiable on a case-by-case basis, depending on the tenant's requirements, lease term, economics, and creditworthiness. See the plans on the following page and contact the brokers for more information.

## Metal Warehouse Highlights - 4,044 RSF clean, heated, high-clear warehouse +/- 2,022 RSF available immediately; 806 RSF leased for one year; 1,216 RSF available w/90 day notice

The additional warehouse is directly north of the main building, behind a secure gate. It offers three separate bays totaling 4,044 square feet of clean, heated, high-clearance storage space. Bay 1 provides 2,022 square feet and includes a 12-by-10-foot automatic overhead door and a personnel door. It connects to Bay 2, a 1,216-square-foot space with a 12-by-10-foot automatic overhead door, personnel door, sink, and floor drain which can be available w/90 day notice. Bay 3 offers 806 square feet with a 12-by-10-foot overhead door and personnel door. It is leased through November 2027 but may be available thereafter.

This space complements the main building with additional secure yard and warehouse capacity, bringing the current office-to-building ratio to approximately 33:67. The property offers 30 parking spaces along the southeast and northeast portions of the site, plus additional street parking along 2nd Street. Building signage is also available, providing visibility along the busy Cleveland Avenue corridor, which carries more than 11,000 vehicles per day.


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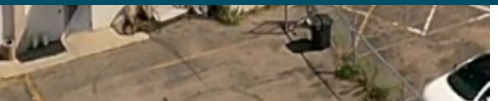

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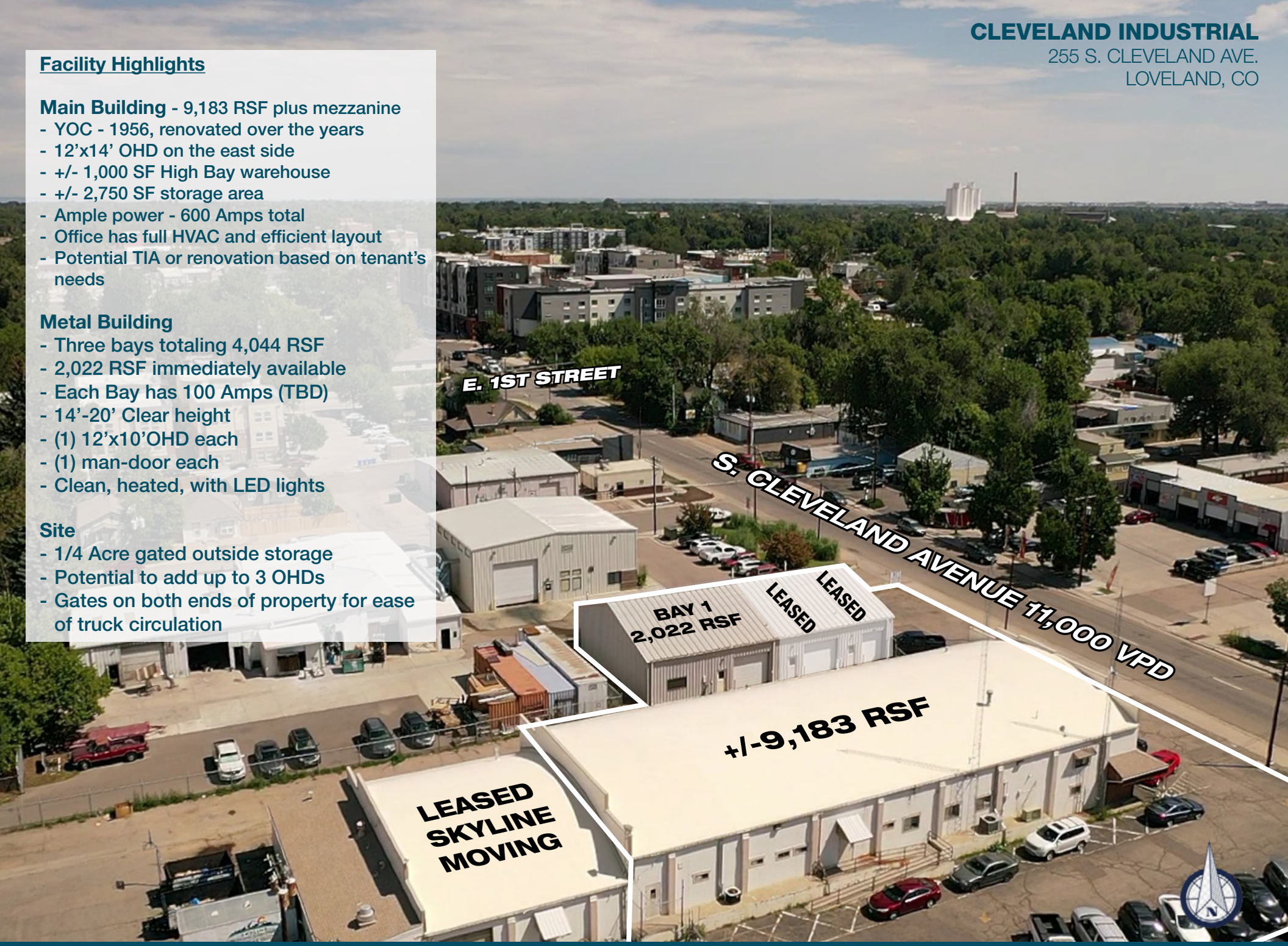
## Facility Highlights

**Main Building** - 9,183 RSF plus mezzanine
- YOC - 1956, renovated over the years
- 12'x14' OHD on the east side
- +/- 1,000 SF High Bay warehouse
- +/- 2,750 SF storage area
- Ample power - 600 Amps total
- Office has full HVAC and efficient layout
- Potential TIA or renovation based on tenant's needs

**Metal Building**
- Three bays totaling 4,044 RSF
- 2,022 RSF immediately available
- Each Bay has 100 Amps (TBD)
- 14'-20' Clear height
- (1) 12'x10'OHD each
- (1) man-door each
- Clean, heated, with LED lights

**Site**
- 1/4 Acre gated outside storage
- Potential to add up to 3 OHDs
- Gates on both ends of property for ease of truck circulation

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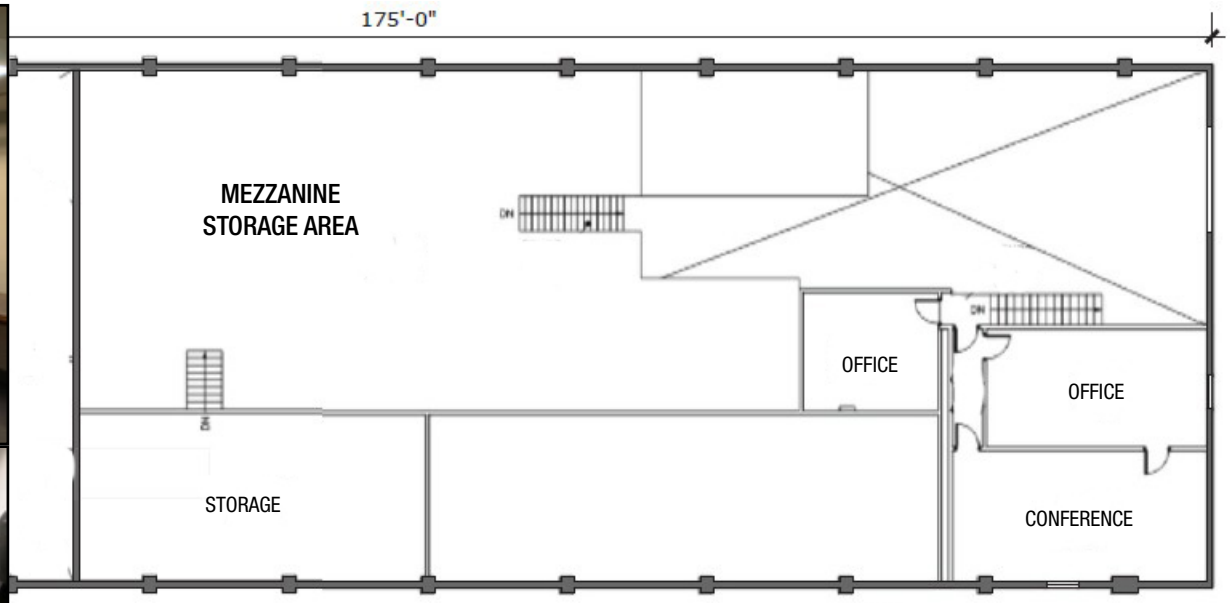
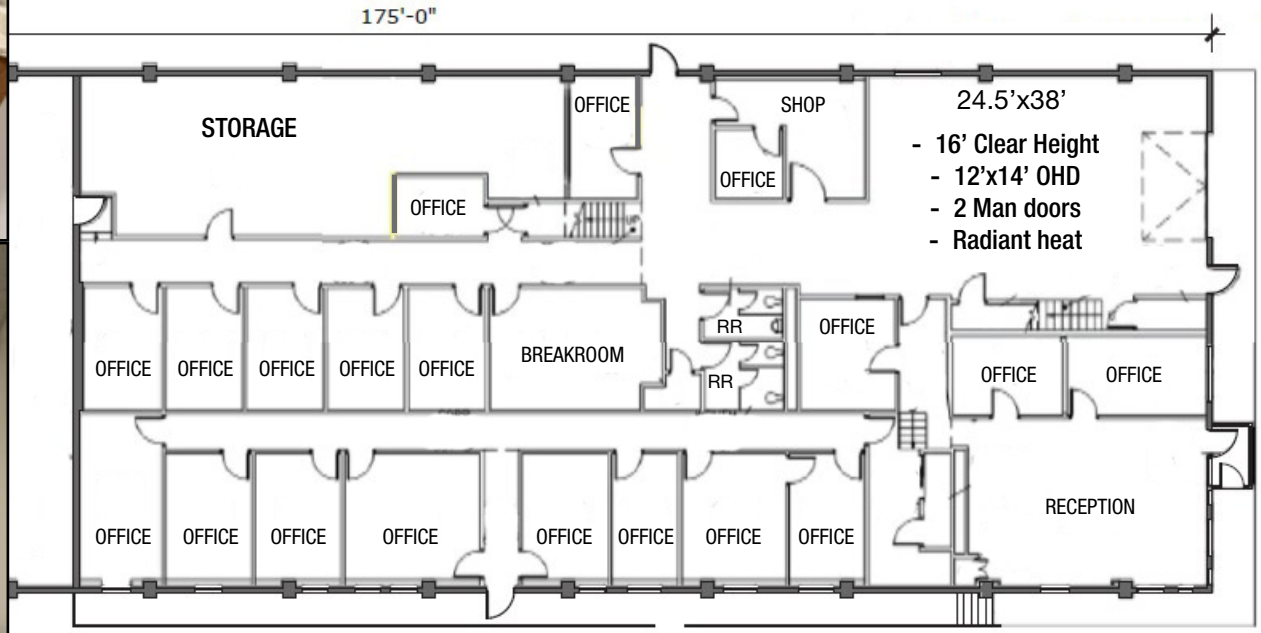



2nd LEVEL EXISTING PLAN




1ST LEVEL EXISTING PLAN

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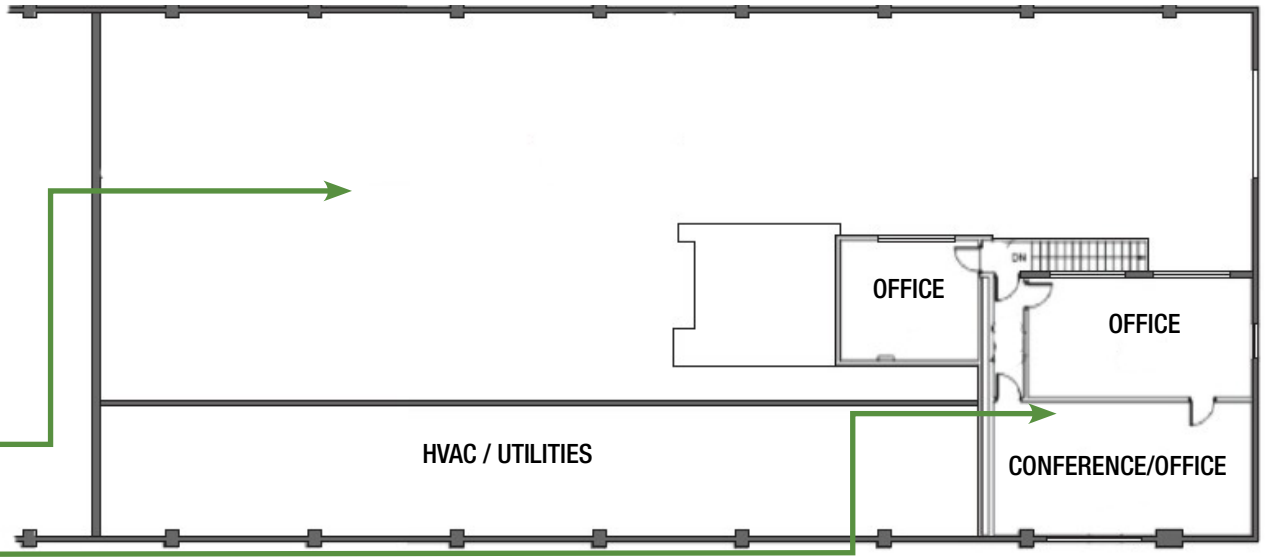
**Landlord is open to modifications to open up the warehouse and renovate the office space. TIA and or participation will be dependant on deal terms, rental rate, and tenant credit.**

## Second Level Conceptual Plans

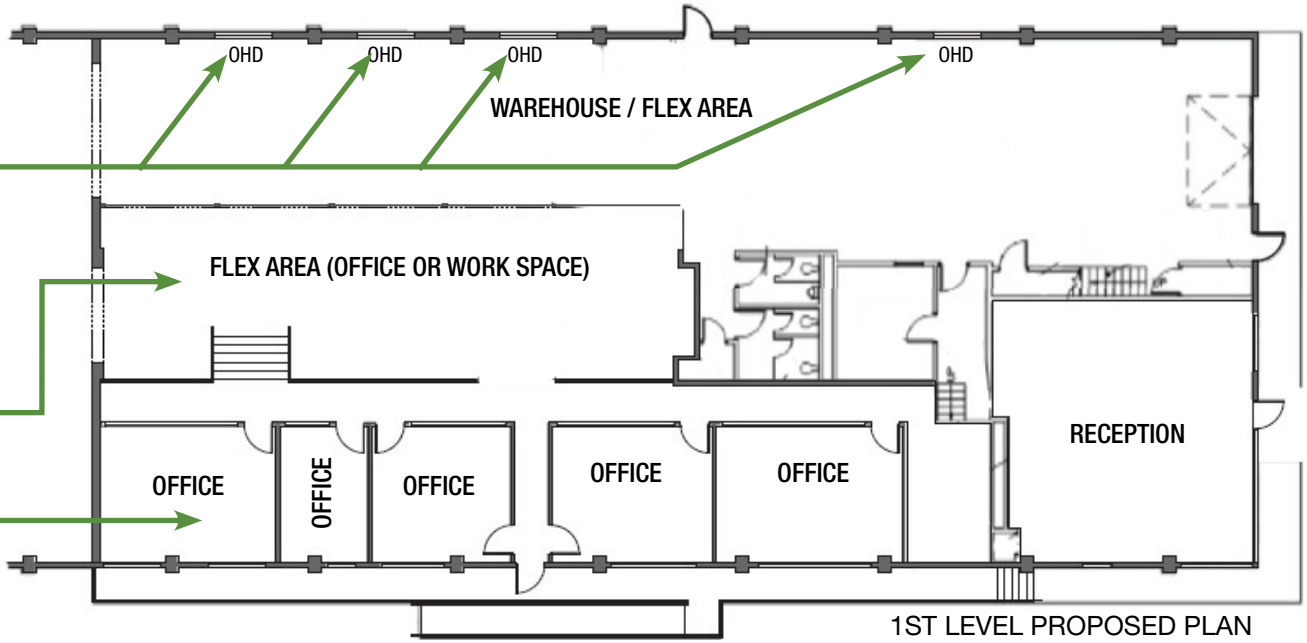
- Demolish Mezzanine area to create more high-bay warehouse/flex space
- Leave second floor offices, conference room/ break area and update carpet and paint




2nd LEVEL PROPOSED PLAN

## Main Level Conceptual Plans

- Potential to add 2-4 overhead doors for loading from the north yard area
- Demolish large storage room and offices on the north side to create more high-bay warehouse
- Potential for flex/R&D area/Conference in warehouse
- Enlarge offices and update with new carpet and paint




1ST LEVEL PROPOSED PLAN

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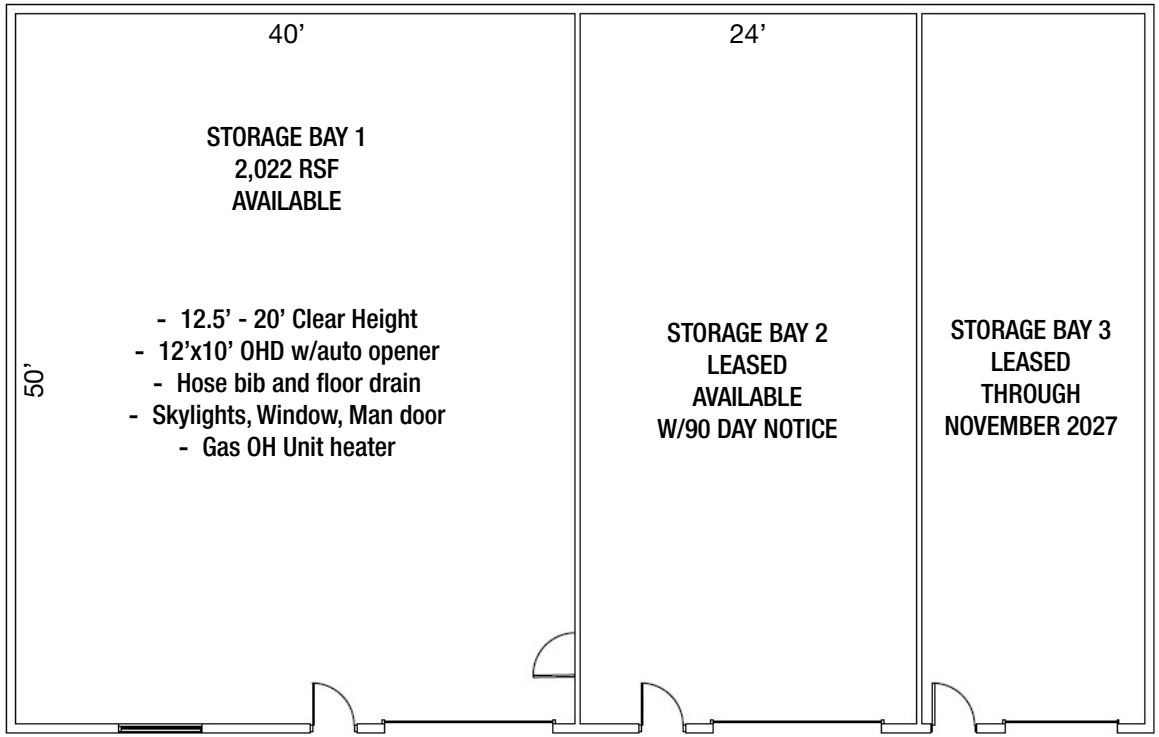

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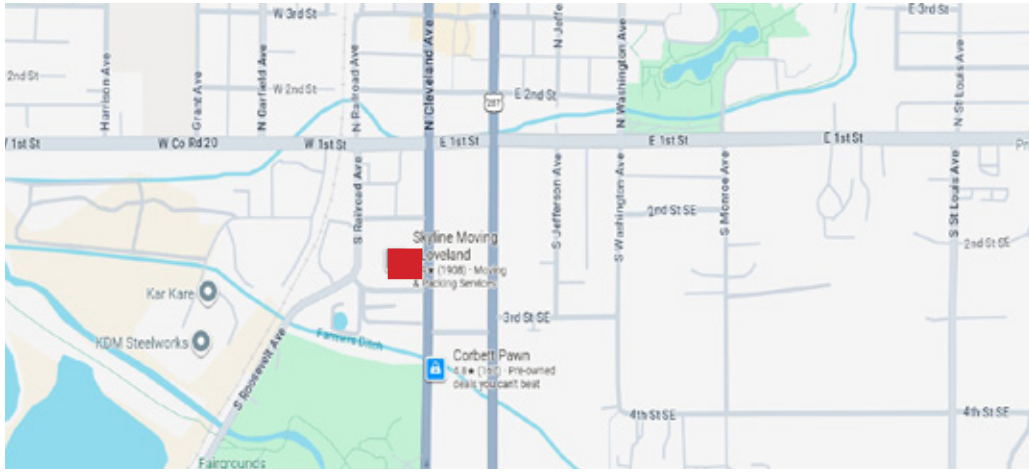


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# CLEVELAND INDUSTRIAL

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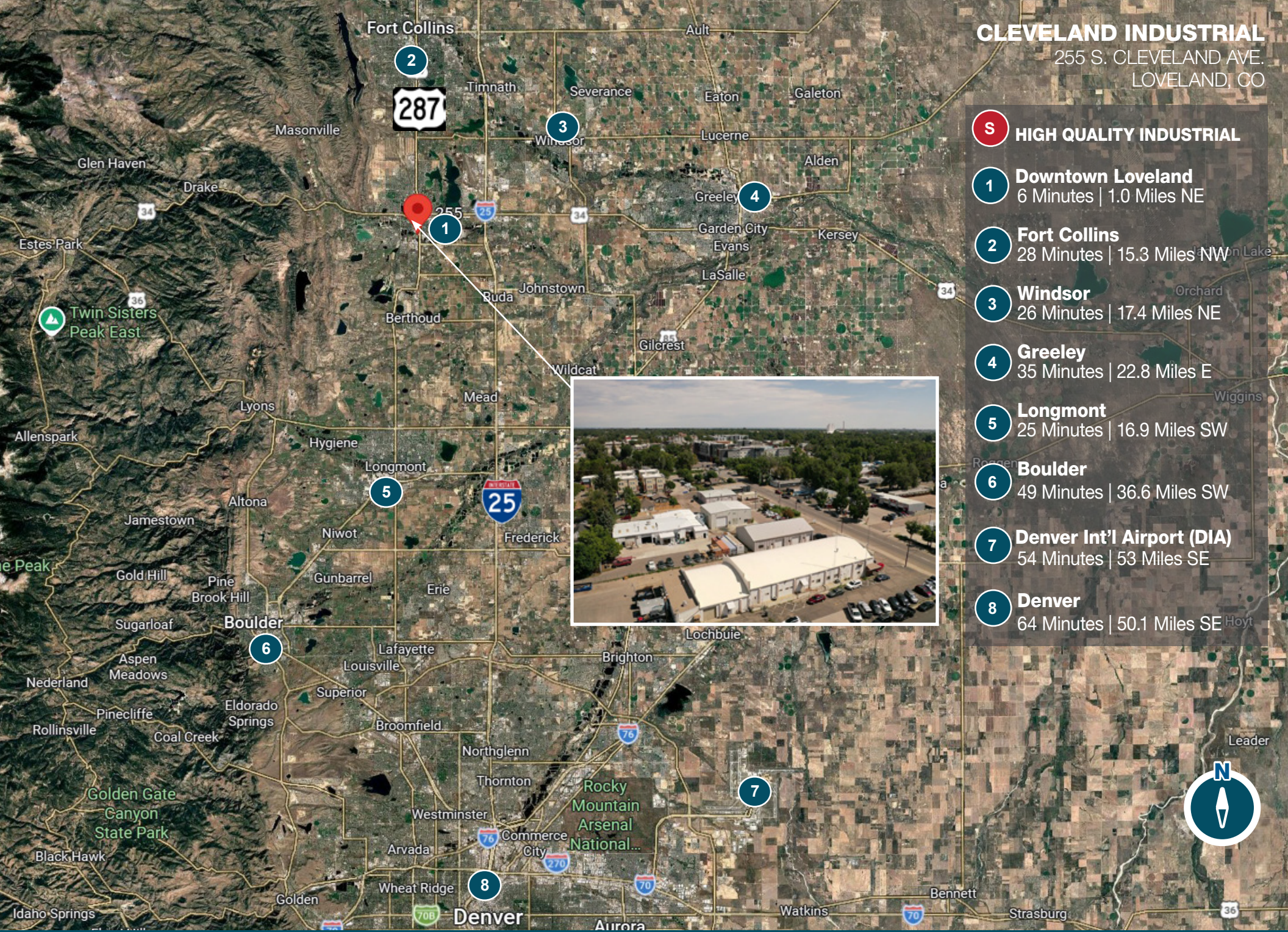
LOVELAND, CO




**S** HIGH QUALITY INDUSTRIAL

1. **Downtown Loveland**
   6 Minutes | 1.0 Miles NE
2. **Fort Collins**
   28 Minutes | 15.3 Miles NW
3. **Windsor**
   26 Minutes | 17.4 Miles NE
4. **Greeley**
   35 Minutes | 22.8 Miles E
5. **Longmont**
   25 Minutes | 16.9 Miles SW
6. **Boulder**
   49 Minutes | 36.6 Miles SW
7. **Denver Int'l Airport (DIA)**
   54 Minutes | 53 Miles SE
8. **Denver**
   64 Minutes | 50.1 Miles SE

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