

FLEX/WAREHOUSE SPACE FOR LEASE

200 12th Street SW, Loveland, CO



PROPERTY DETAILS

Property: Unit 126 - 1,744 Total RSF
Warehouse: ≈1,200 RSF
1st & 2nd Floor Office Area: ≈450 RSF

Ideal Uses:

- Personal/Business storage
- Art inventory & storage
- Clean Distribution/Assembly
- Staging and set storage
- High-volume picking, packing & shipping
- Custom woodworking/fabrication
- RV / Classic Car storage / Personal Workshop

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SOUTHWEST COMMERCIAL CONDOS

LEASE RATE: \$13.50/SF NNN (\$5.50/SF)

- Clean, functional office/warehouse condo in easily accessible south Loveland location
- Sealed concrete floors in warehouse and a 14'x10' Overhead door
- Versatile, professional layout with small office and built-in reception desk
- Second floor private office or meeting space
- Forced air heat in warehouse; mini split wall units in office area
- Ideal for any small office/warehouse user, contractor, light assembly, distribution, or supply house with small business office
- Easy access from CO Highway 402 and US Highway 287 with convenient access to I-25



DEMOGRAPHICS (Source: STDB Online 2026, radius)

	1 Mile	3 Mile	5 Mile
2026 Population	4,823	47,205	95,613
Avg. HH Income	\$86,029	\$106,848	\$121,017
Households	2,302	20,566	40,914
Businesses	374	2,507	3,745
Employees	3,102	22,836	35,845



TRAFFIC COUNTS (Source: STDB Online)

US Hwy 287 @ CO Hwy 402	26,000 VPD
S. Garfield Ave. @ CO Hwy 402	15,416 VPD

The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 10/22/2026

FLEX / WAREHOUSE FOR LEASEE

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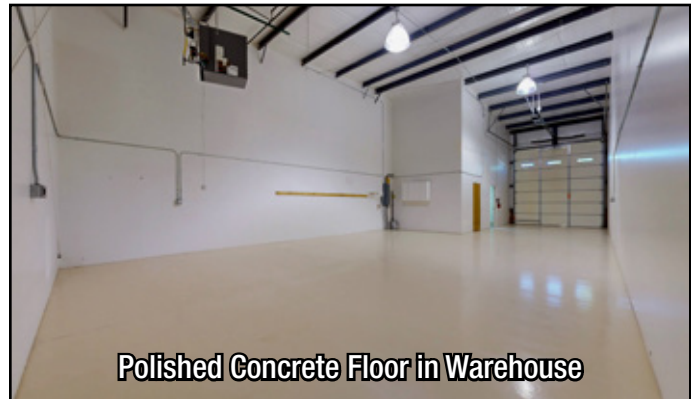
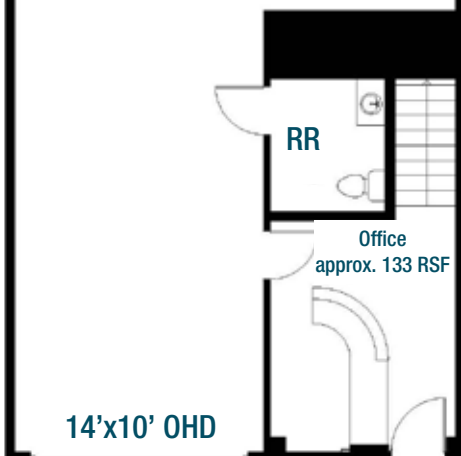


MAIN FLOOR

Warehouse
approx. 1,200 RSF

- Built-in reception desk
- Clean finishes
- Polished concrete floor in WH
- Gas heat in both office areas and warehouse
- Approx. 16' ceiling height in warehouse
- Ample lighting and 110v and 220v electrical service
- High speed or fiber optic internet available

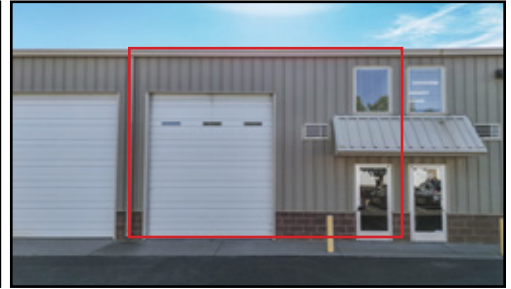
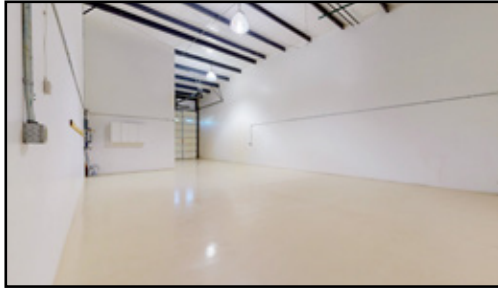
2nd FLOOR



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