REAL ESTATE GROUP
MINDFULLY CREATING COMMUNITY

OFFICE/WAREHOUSE SPACE FOR LEASE

6724 W. 67th Street, Loveland, CO



PROPERTY DETAILS

Property: 1,897 Total RSF
Warehouse: ≈1,100 RSF
Office: ≈360 RSF
Loft: ≈ 405 RSF

Ideal Uses:
- Personal/Business storage
- Distribution/Assembly
- High-volume picking, packing & shipping
- Custom woodworking/fabrication
- RV / Classic Car storage / Personal Workshop

PEDERSEN COMMERCIAL COMPLES

LEASE RATE: $14.50/SF NNN ($5.48/SF)

- Clean, functional office/warehouse condo in easily accessible north Loveland location
- Sealed concrete floors in warehouse and a 10'x12' Overhead door
- Efficient open front office layout
- Mezzanine/Loft space for additional storage or build out for second office
- Heat in warehouse; AC and heat in office
- Ideal for any small office/warehouse user, contractor, light assembly, distribution, or supply house with small business office
- Easy access from US Highway 287 with convenient access to Loveland and Fort Collins

DEMOGRAPHICS (Source: STDB Online 2026, radius)

	1 Mile	3 Mile	5 Mile
2026 Population	*2,931*	*41,175*	*108,849*
Avg. HH Income	*$113,624*	*$129,405*	*$136,279*
Households	*956*	*15,443*	*43,257*
Businesses	*167*	*1,081*	*4,481*
Employees	*1,630*	*9,811*	*51,095*

TRAFFIC COUNTS (Source: STDB Online)

US Hwy 287 @ W.71st St.	*37,000*

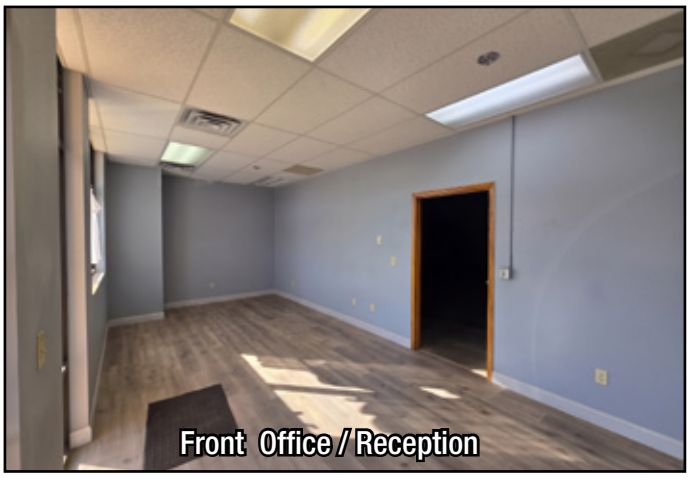
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The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 11/11/2026

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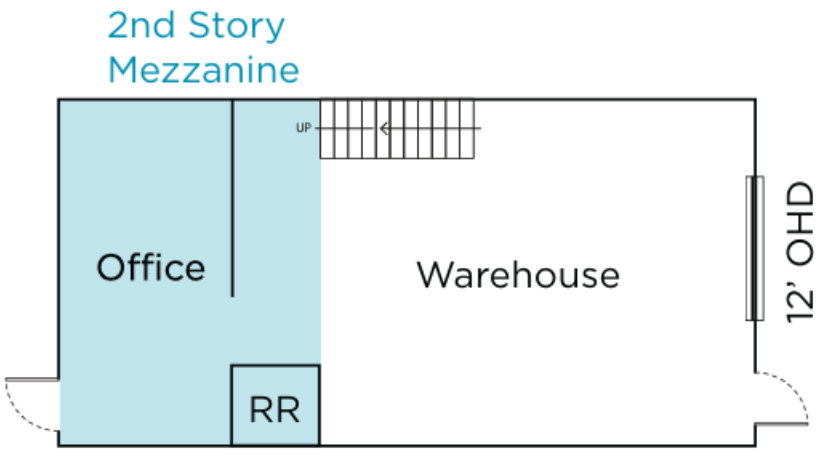

Front Office / Reception


Front Office / Reception




Mezzanine


Mezzanine







- 360 SF Office/Reception area with abundant natural light
- 405 SF Loft for additional storage
- 10'x12' OHD
- Concrete floor in WH
- Gas heat in both office and warehouse; AC in office
- Approx. 14' ceiling height in warehouse

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