

# OFFICE/FLEX/WAREHOUSE FOR SALE

1327-1331 S. Garfield Ave., Loveland, CO



## PROPERTY DETAILS

**Available Space:** 3,816 RSF  
Office/Showroom - 800 SF  
Mezzanine Office/Break area - 800 SF  
Warehouse - 2,200 SF

**Proposed Use:**  
Industrial / Warehouse / Flex / R&D

**Features:**

- (2) 12'x14' OH doors
- (2) 200 Amp, 3 Phase panels
- Functional, finished mezzanine

**Zoning:** (I) Development Industrial  
(City of Loveland)

[click for link: City of Loveland Municode](#)

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## SOUTHWEST BUSINESS PARK REDUCED! SALE PRICE: \$605,000

- Functional office/flex & warehouse condo with open office/showroom & finished mezzanine
- Double unit remodeled into one large unit with multiple entries & overhead doors
- Functional layout with reception/showroom, open office, and clean functional warehouse space with drive-in loading
- Convenient location on CO Highway 402 with easy access to US Highway 287 and minutes from I-25
- Well maintained complex with attractive landscaping and monument signage available on SW 14th Street/CO Highway 402
- Minutes away from Thompson Valley Town Center and downtown Loveland amenities including restaurants, retail, grocery and banks



### DEMOGRAPHICS (Source: STDB Online 2026, radius)

	1 Mile	3 Mile	5 Mile
2025 Population	4,739	46,078	94,526
Avg. HH Income	\$82,477	\$98,206	\$110,426
Households	2,251	20,107	40,348
Businesses	383	2,480	3,756
Employees	3,170	23,399	37,020



### TRAFFIC COUNTS (Source: STDBOnline)

CO Hwy 402/14th St. SE @ S. Garfield 15,416 VPD  
US Hwy 287/S. Lincoln N. of CO Hwy 402 19,000 VPD

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Main Floor Office/Showroom



Mezzanine Office



Mezzanine Office or Breakroom



Two Separate 200 Amp 3 Phase Panels

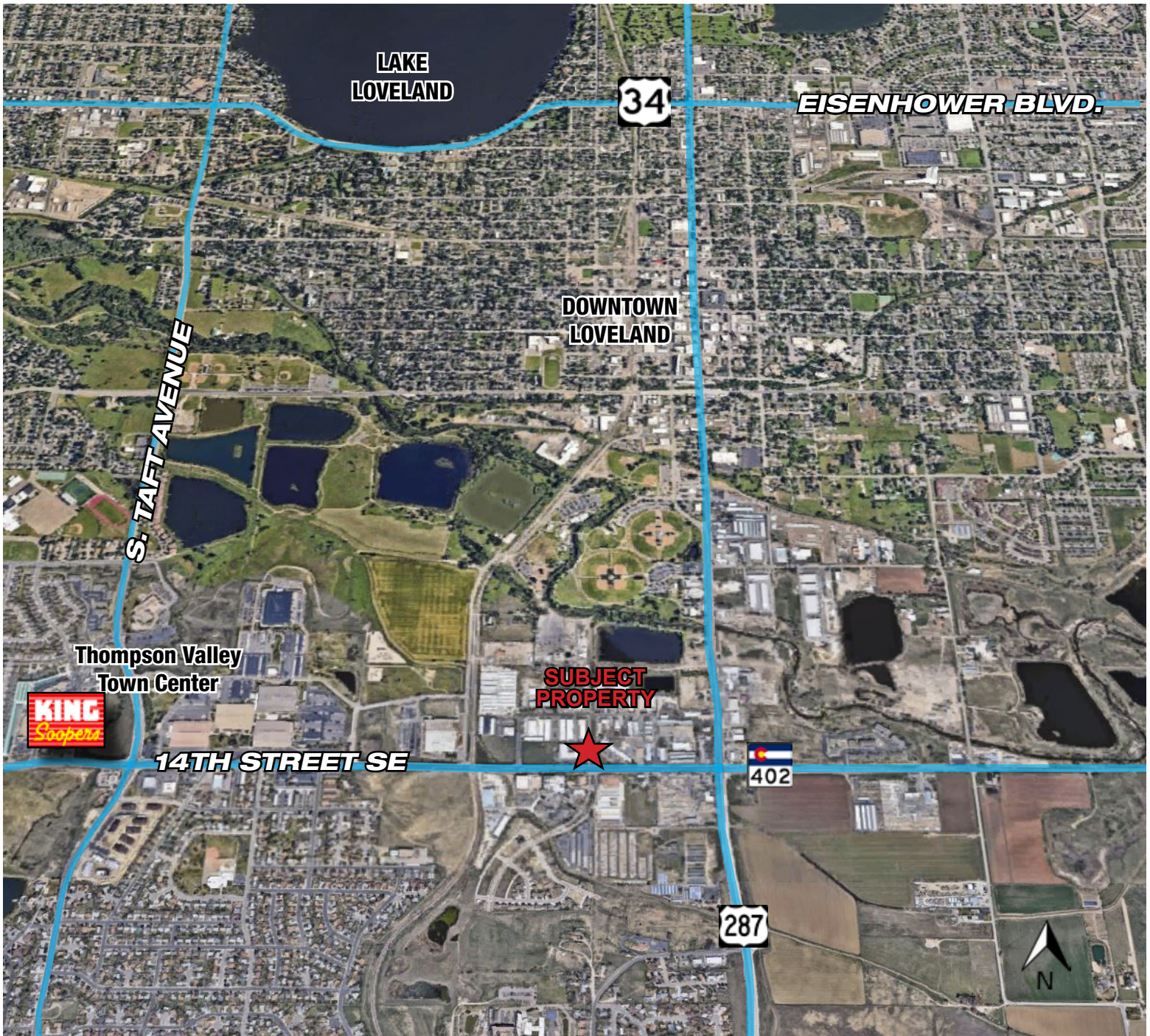


- Open reception/office/showroom on main level (20'x40')
- Two private restrooms - (1) in office, (1) in WH
- Finished mezzanine with abundant windows - split into two 20'x20' spaces with separate stairways
- High bay warehouse with two (2) 14' OH doors
- Two (2) 200 Amp 3 phase panels
- New LED lighting throughout
- HVAC for offices & showroom areas, 2 unit heaters in warehouse

# OFFICE/FLEX/WAREHOUSE FOR SALE

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Downtown Loveland - 2.0 miles; 5 minute  
Interstate 25 and CO Hwy 402 - 4 miles; 8 minutes  
Fort Collins, CO - 14 miles; 29 minutes  
Greeley, CO - 23 miles; 33 minutes  
Denver, CO - 51 miles; 56 minutes



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. 5/11/2026