

# INDUSTRIAL SPACE FOR LEASE



## PROPERTY DETAILS

### Available Space:

- Bay 2 - 1,216 RSF
- Bay 3 - 806 RSF

Lease Rate: \$8.00/SF NNN

Zoning: (I) Developing Industrial

### Proposed Use:

- Warehouse
- Light Industrial
- Specialty contractor
- Equipment storage
- Toy storage/Workshop

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## CLEVELAND INDUSTRIAL

**LEASE RATE: \$8.00/SF NNN (EST. \$8.05/SF)**

- Functional, clean warehouse units in convenient South Loveland location, just two blocks from Downtown
- Direct access from US Highway 287/S. Cleveland Avenue
- Bay 2 - Large, open warehouse with skylights, ample lighting, wash sink, floor drain, 12'x12' Overhead door and man door, forced air heating unit
- Bay 3 - Open warehouse with skylights, ample lighting, 12'x12' Overhead door and man door, forced air heating unit
- Both units are equipped with automatic garage door openers
- Units have shared use of restrooms within main building on property
- Small area of secured yard storage available



### DEMOGRAPHICS (Source: STDB Online 2025, radius)

	1 Mile	3 Mile	5 Mile
2025 Population	8,422	53,623	97,186
Avg. HH Income	\$82,091	\$96,583	\$110,378
Households	4,173	23,539	41,722
Businesses	884	2,884	4,046
Employees	7,127	28,214	43,774

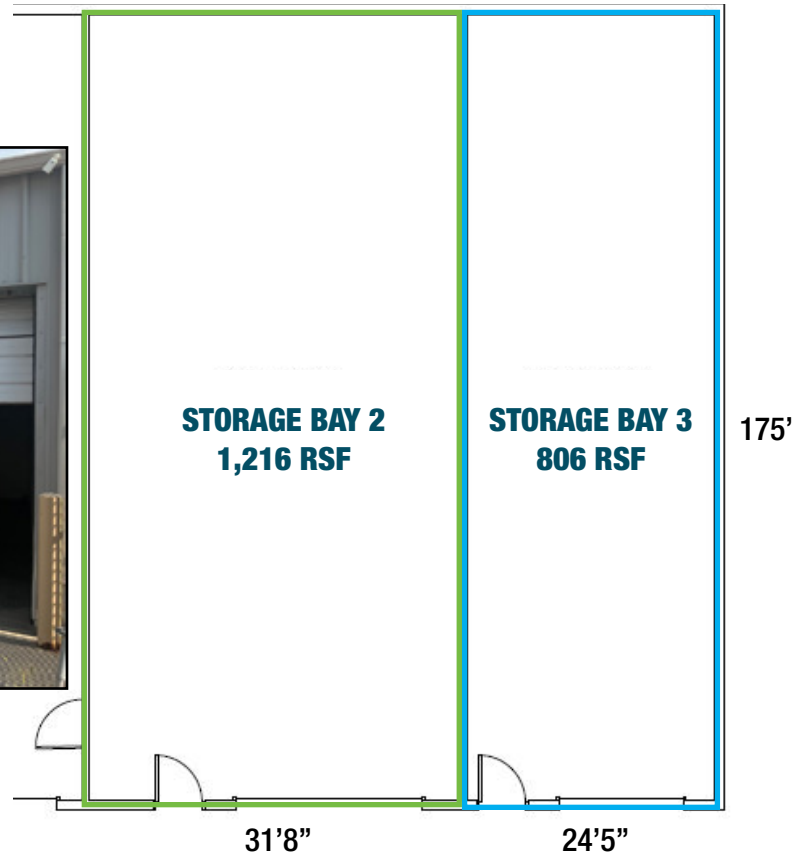


### TRAFFIC COUNTS (Source: STDBOnline)

S. Cleveland Ave./US Hwy 287 @ 2nd St. SE	9,700 VPD
S. Cleveland Ave./US Hwy 287 @ 8th St. SE	11,000 VPD

# INDUSTRIAL SPACE SPACE FOR LEASE

255 S. Cleveland Ave., Loveland, CO



# INDUSTRIAL SPACE SPACE FOR LEASE

255 S. Cleveland Ave., Loveland, CO



Adjacent Parking



Small Area for Secure Parking



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. 8/7/2025