



AVAILABLE FOR SALE OR LEASE

**540 S LINCOLN AVENUE**

LOVELAND, COLORADO 80537



## 4,961 SF FLEX/WAREHOUSE SPACE

Sale Price: \$1,250,000

Lease Rate: \$12.00 - \$13.00/SF NNN | NNN Expenses: \$3.71/SF

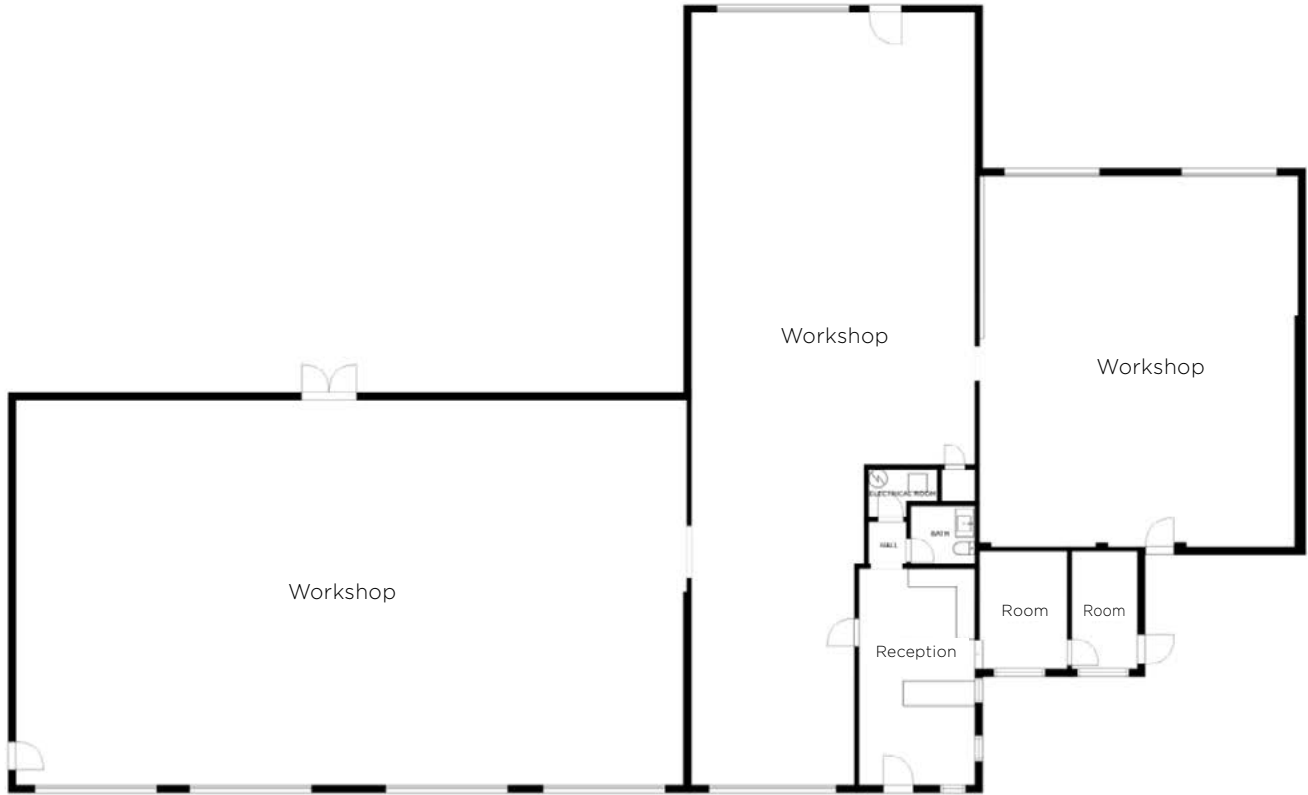
Located in South Loveland, this property sits right off Lincoln Avenue providing easy access to Highway 402 and Interstate 25. While currently set up for and used as an auto body shop, the zoning allows multiple uses. The building has 8 double bay garage doors and includes office space, reception area, and ample storage opportunities. Please contact the listing brokers for more information.

### PROPERTY FEATURES

Site Size	.67 Acres
Building Size	7,329 SF
YOC   YOR	1995   2005
Loading	8 Double Garage Bays
Clear Height	12'-13'
Yard Size	.5 Acres
Zoning	Larimer County - Commercial



## Floor Plan



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[cushmanwakefield.com](http://cushmanwakefield.com)





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S Lincoln Ave

SUBJECT PROPERTY

8th St SE

For more information, please contact:

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