



3940 MEDFORD DR
LOVELAND, CO 80538

Space Available:

5,000 – 33,250 SF

Sublease Rate:

\$10.25/SF

NNN Rate:

\$3.02/SF

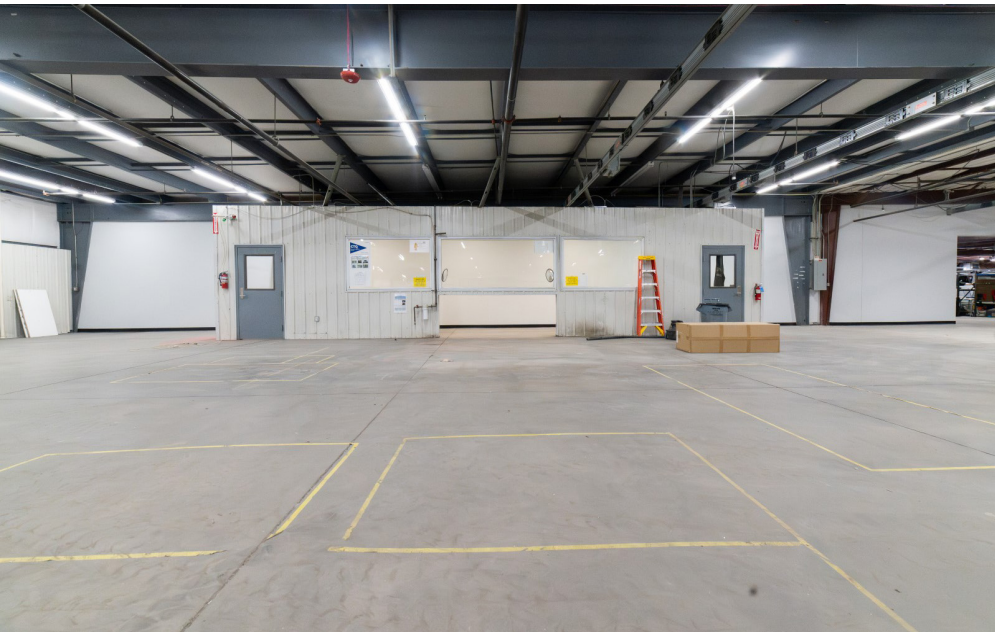
*2025 estimated

NEWLY UPDATED INDUSTRIAL/FLEX WAREHOUSE FOR SUBLEASE

- Unit consists of large open warehouse space, common restrooms, and common breakroom/kitchenette
- NEW updates: heating system, thermostats, LED lights, sprinklers, high-speed fiber internet, and smoke alarms
- (2) 10' loading docks and (1) 14' overhead drive-in door
- Power: 3-Phase, 1,200 Amp, 277/480 Volt
- Zoned industrial
- Clear height: 14'



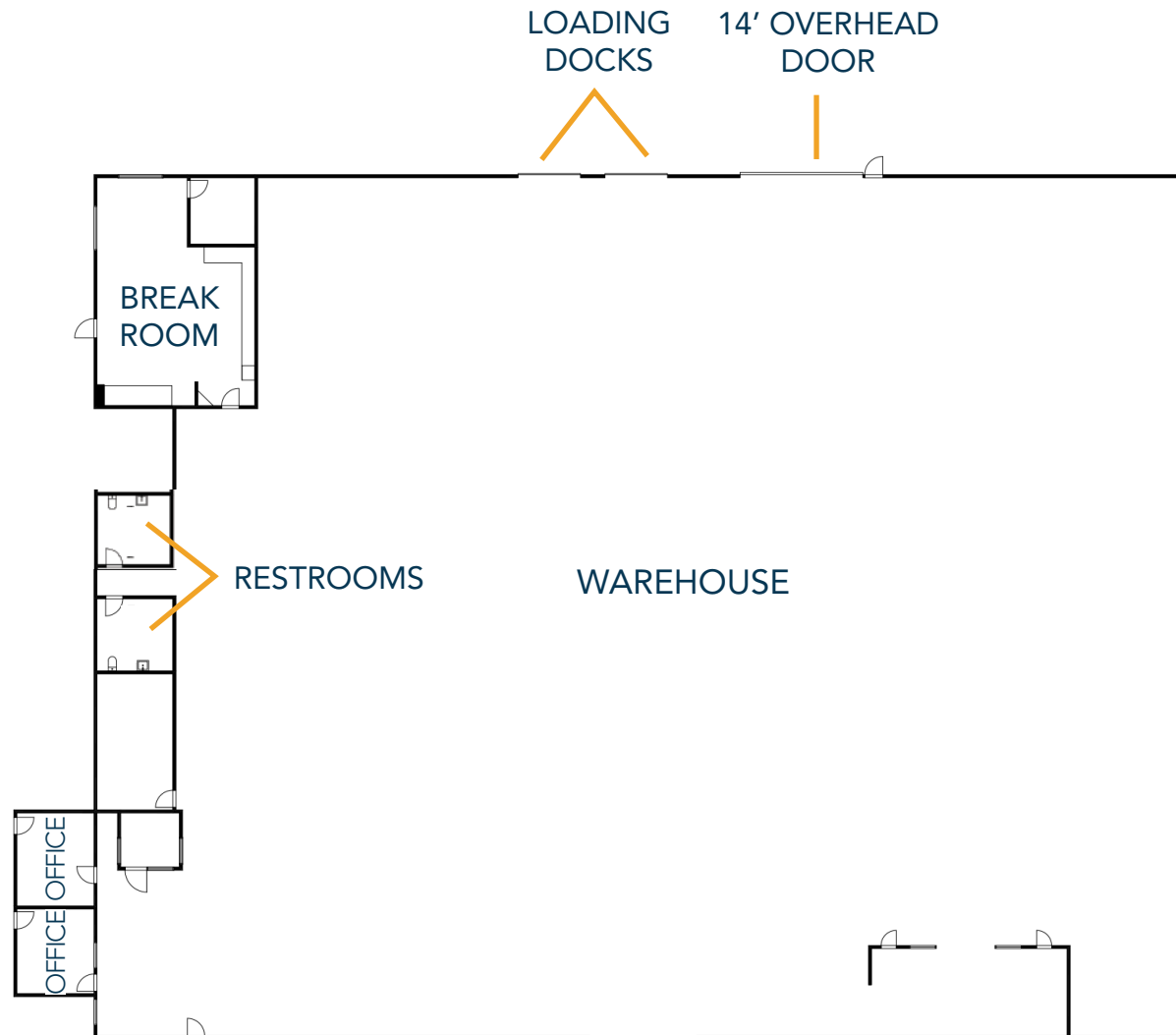
PROPERTY PHOTOS



AERIAL PHOTOS



FLOOR PLAN



Information contained herein is not guaranteed. Potential land purchasers and tenants are advised to verify all information. Price, terms and information are subject to change.

REGIONAL MAP



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REAL ESTATE

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The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.

LOCAL MAP



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REAL ESTATE

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