

CBRE



McWHINNEY

PRECISION INDUSTRIAL



AT THE EPICENTER OF GROWTH IN NORTHERN COLORADO

Located in the Precision Industrial Campus

3645 Precision Drive
Loveland, CO 80538



- ◆ Class A Industrial Building
- ◆ Immediate Access to I25
- ◆ Ready for Tenant Improvements
- ◆ Build To Suit Opportunities Available
- ◆ 163,940 SF
- ◆ 32' Clear Height

PROPERTY OVERVIEW



Available SF:

163,940

Land Size:

505,035 SF

Lease Rate:

Call Broker

Construction:

Concrete Tilt Up

Clear Height:

32'

Typical

Column Spacing:

52' x 50'

Truck Doors:

4 Drive In

Dock Doors:

22 With Knockouts
for an additional 19

Sprinklers:

ESFR

Power:

2000 AMPS with option for
more, 277/480V, 3 Phase

Parking:

Up to 286 (1.75/1000),
additonal offsite parking available

SITE LEGEND

- ◀ Dock High Truck Doors
- △ Future Dock High Truck Doors
- Grade Level Truck Doors



PROPERTY DETAILS



PART OF A HIGHLY-AMENITIZED 3,000 ACRE MASTER-PLANNED COMMUNITY.

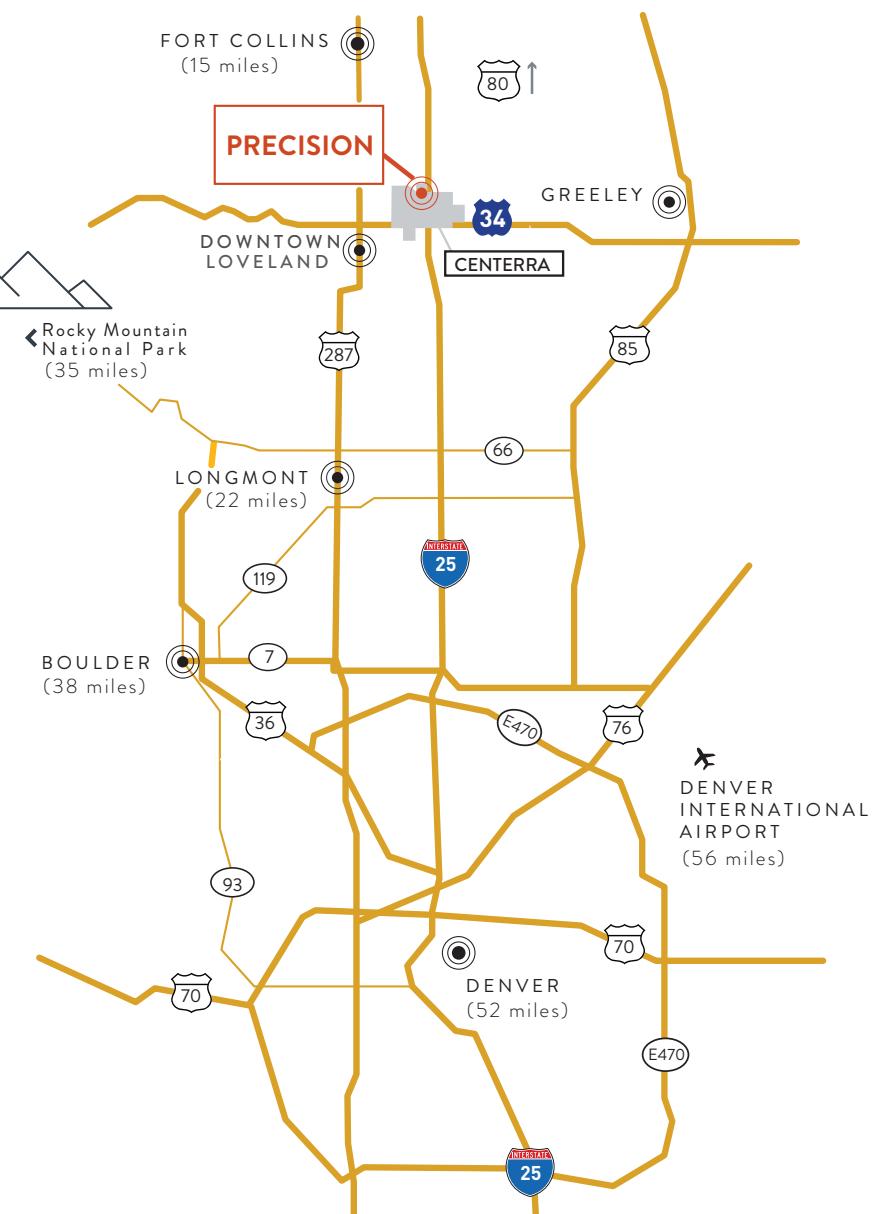
- ◆ Elevated Architecture
- ◆ Modern color scheme
- ◆ Faux-wood accents
- ◆ Full height glazing at corners/entries
- ◆ New construction with in-place infrastructure
- ◆ Ample parking
- ◆ Optional trailer parking & outdoor storage
- ◆ Lushly landscaped plazas with shade and seating

Sustainability and Employee Wellness Features Include:

- ◆ Solar ready conduits for future EV charging stations
- ◆ Skylights for natural light
- ◆ Low-E glazing
- ◆ Glass roll up doors for fresh air
- ◆ Wired for reporting to McWhinney's ESG measurement platform
- ◆ Access to miles of walking and open space



LOCATION OVERVIEW

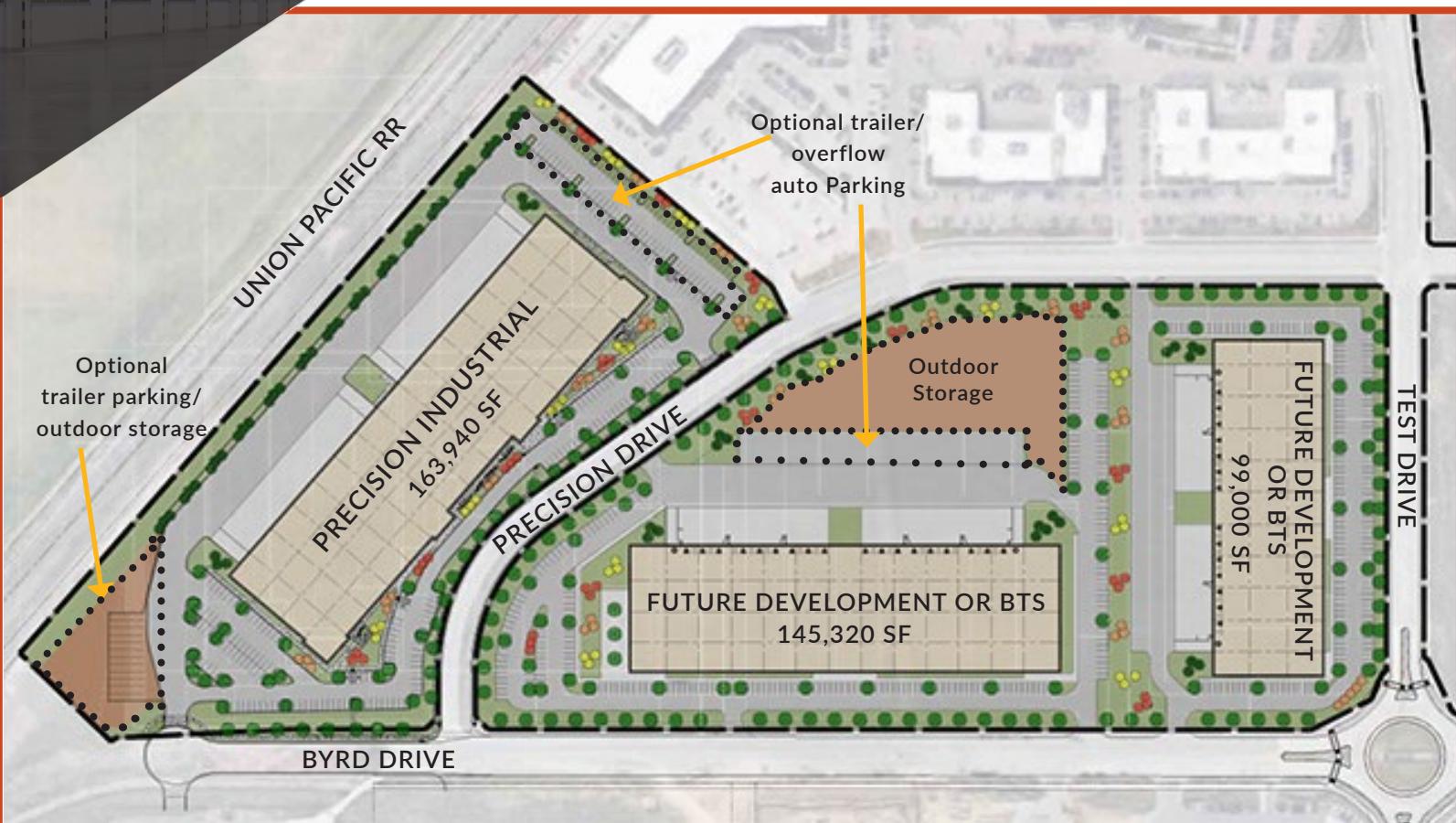


Developed by McWhinney, Precision Industrial is located within Centerra, an award-winning community at the epicenter of growth in Northern Colorado.

- ◆ Ideal central location
- ◆ Immediate access to I-25
- ◆ Highway visibility
- ◆ Potential signage opportunity



BUILD TO SUIT OPTIONS



PRECISION 1

Site Area	
Gross:	13.37 AC
	582,420 SF
Coverage:	28%
BUILDING FOOTPRINT:	163,940 SF

PARKING PROVIDED:

Auto:	293 Stalls
Parking Ratio/1,000 SF	1.79
Req. Accessible	7 Stalls

PRECISION 2

Site Area	
Gross:	13.26 AC
	577,683 SF
Coverage:	25%
BUILDING FOOTPRINT:	145,320 SF

PARKING PROVIDED:

Auto:	219 Stalls
Parking Ratio/1,000 SF	1.51
Req. Accessible	7 Stalls

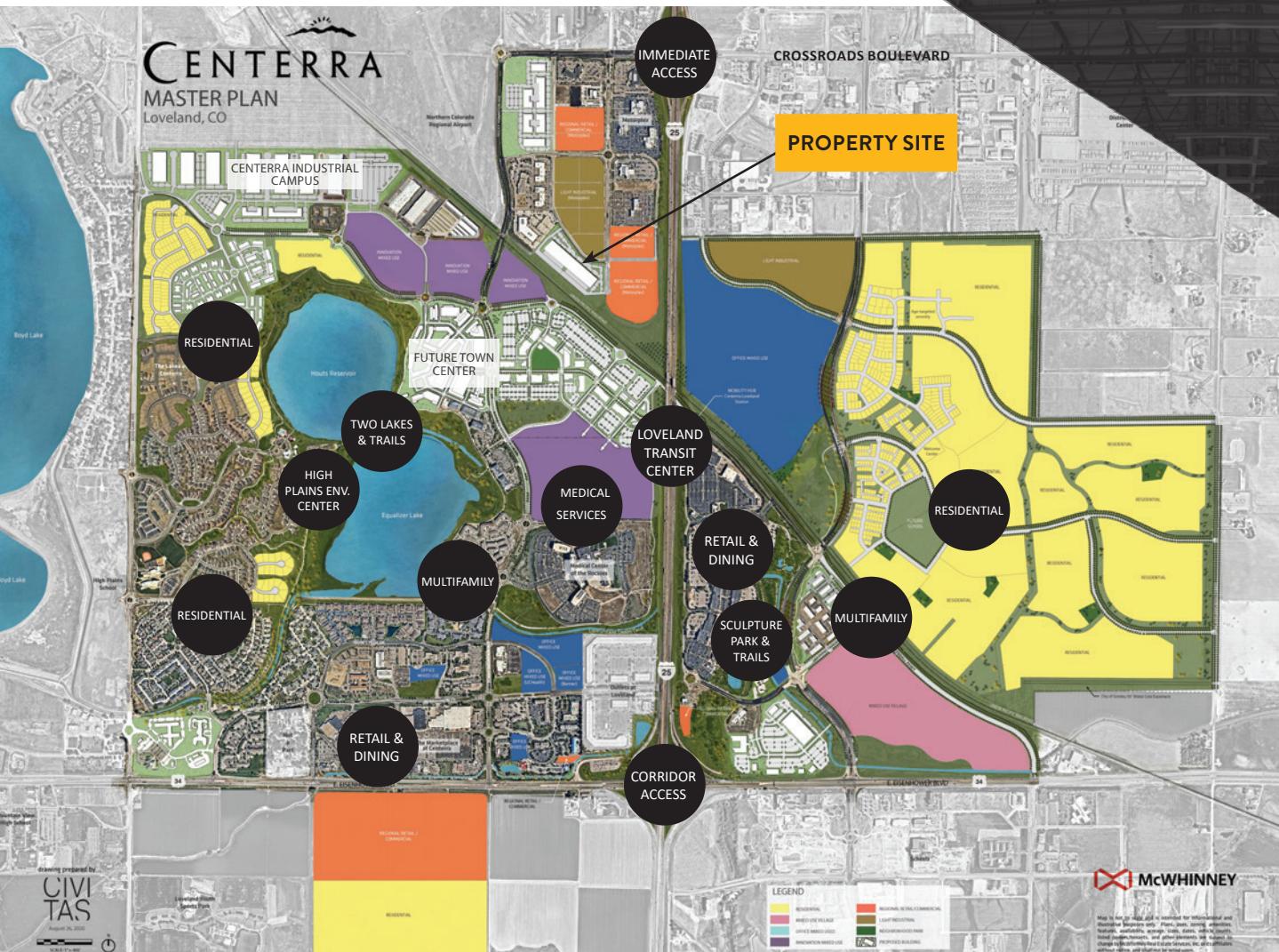
PRECISION 3

Site Area	
Gross:	6.00 AC
	304,470 SF
Coverage:	33%
BUILDING FOOTPRINT:	99,000 SF

PARKING PROVIDED:

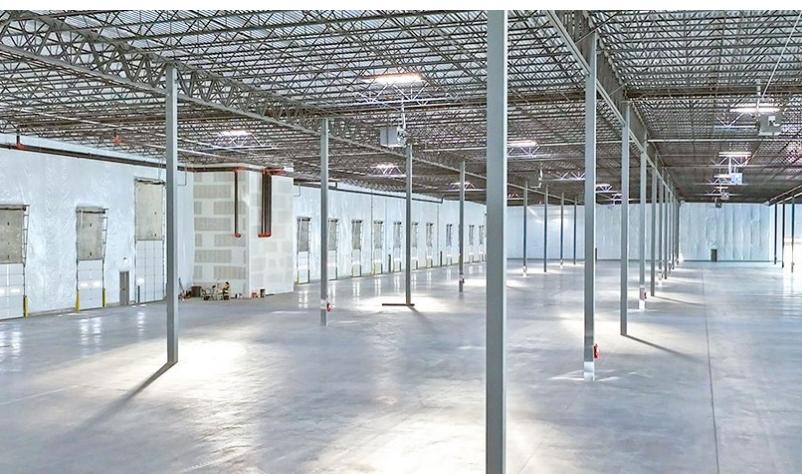
Auto:	155 Stalls
Parking Ratio/1,000 SF	1.57
Req. Accessible	6 Stalls

MASTER-PLANNED COMMUNITY

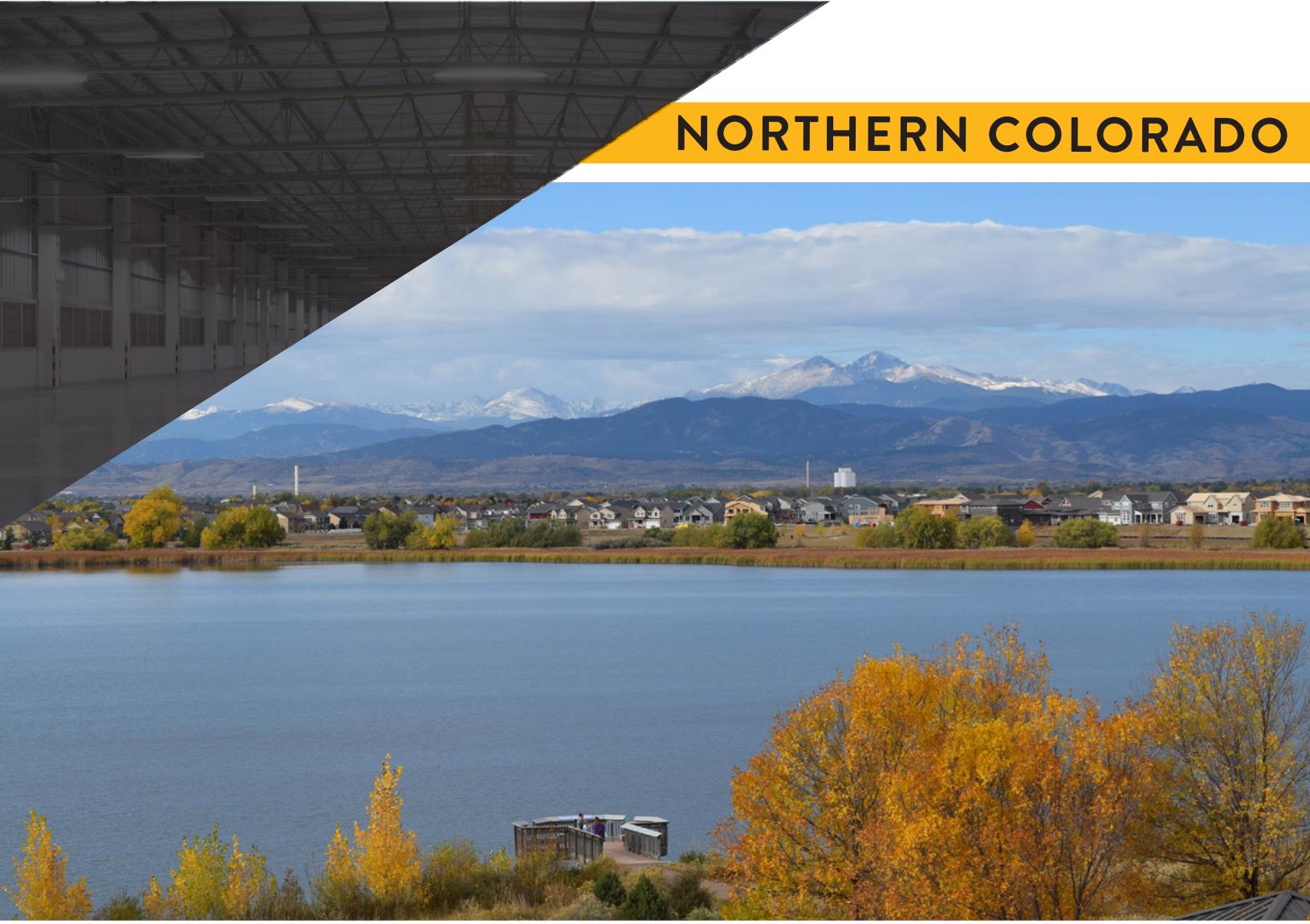


Map is not to scale and is intended for informational and illustrative purposes only. Plans, uses, zoning, amenities, features, availability, acreage, sizes, dates, vehicle counts, listed other elements are subject to change by McWhinney Real Estate Services, Inc. or its affiliates without notice, and shall not be relied upon.

Warehouse Interior



NORTHERN COLORADO



Nestled in the Foothills of the mountains, Loveland is hailed as the "Gateway to Estes Park and Rocky Mountain National Park". Located 45 minutes north of Denver, Loveland has aggressively expanded its incorporated limits eastward to embrace the interchanges along Interstate 25. The Crossroads Blvd and Hwy 34 interchanges have been the focal point of retail and commercial development in Northern Colorado over the past two decades. Straddling both sides of I-25, Centerra lies at the heart of this growth, adjacent to other notable projects, including the Budweiser Events Centers, Johnstown Plaza, and Northern Colorado Regional Airport.



Centerra Amenities Include:

- ◆ Established commercial hub
- ◆ Prominent visibility and access
- ◆ High Plains Environmental Center
- ◆ Pre-K-8 STEAM School
- ◆ Lakes, open space, miles of trails
- ◆ Sculpture and Botanical Park
- ◆ Community engagement
- ◆ Shopping, dining, entertainment
- ◆ Four hotels, multifamily and residential

Where Business and Community Come Together



PRECISION INDUSTRIAL

REGIONAL AMENITIES

Northern Colorado Regional Airport

(2.4 miles via Byrd Dr. and Earhart Rd.)

A commercially certified regional facility supporting approximately 100,000 annual flight operations.

The Promenade Shops at Centerra

(3.2 miles via Centerra Pkwy)

A fresh approach to shopping in the heart of Northern Colorado at the I-25 and US Highway 34 interchange. Fountains, fine sculpture and stunning architecture.

The Ranch Events Complex

(2.1 miles via E Crossroads Blvd.)

Larimer County's premier event and entertainment complex. Home to the Budweiser Events Center.

Johnstown Plaza

(3.4 via I-25 S)

Johnstown Plaza is a 1.1 million SF retail village located within 2534, a 600 acre master-planned community at the intersection of I-25 and Hwy 34.

AREA DEMOGRAPHICS

	5 MILES	10 MILES	15 MILES
2025 POPULATION	75,563	305,596	516,944
2025 EMPLOYEES	44,540	124,800	214,087
2025 AVG HH INCOME	\$130,708	\$131,827	\$122,087

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