

# PRECISION INDUSTRIAL

CBRE



McWHINNEY



**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), additional 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





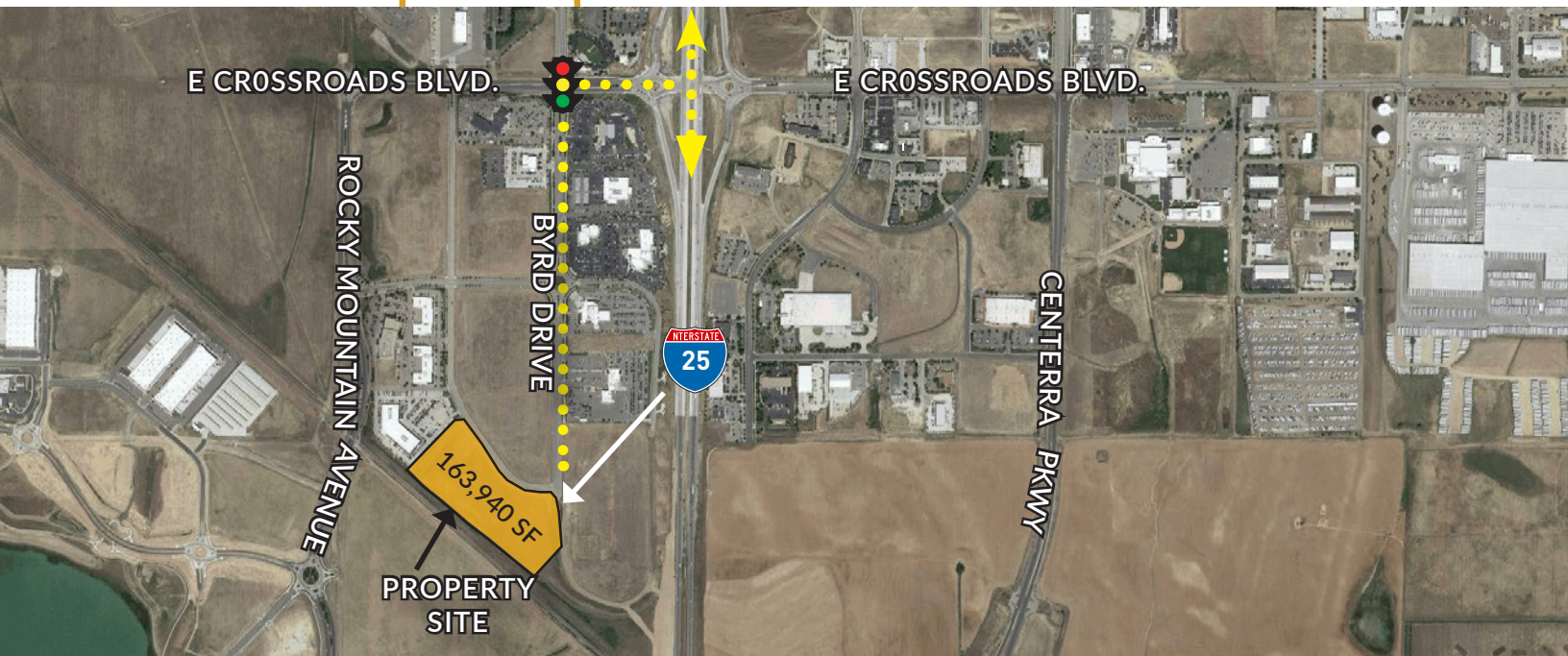
## LOCATION OVERVIEW

A map titled "LOCATION OVERVIEW" showing the location of Precision in Loveland, Colorado. The map features a yellow background with a black diagonal stripe on the right side. A red dot marks the location of Precision, which is highlighted by a red rectangle. The map shows major highways: US-80 running north-south, US-34 running east-west, and US-287 running north-south. Other locations marked include Fort Collins (15 miles north), Greeley (east), Downtown Loveland (south), and Rocky Mountain National Park (35 miles southwest). A grey square indicates the downtown area of Loveland, and a black rectangle marks the location of Centerra. The map also shows a mountain range to the southwest.



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%

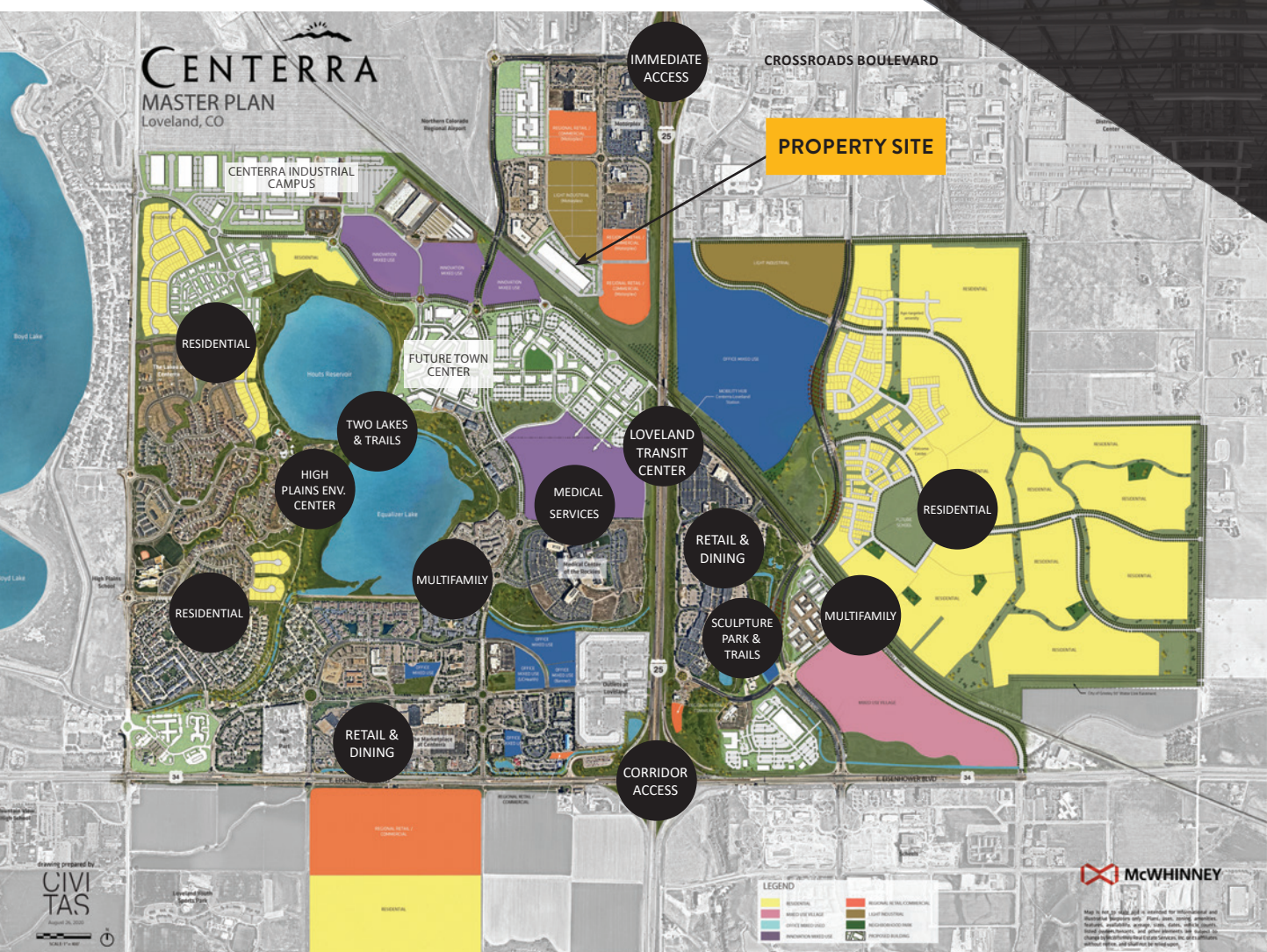
BUILDING FOOTPRINT: 99,000 SF

### PARKING PROVIDED:

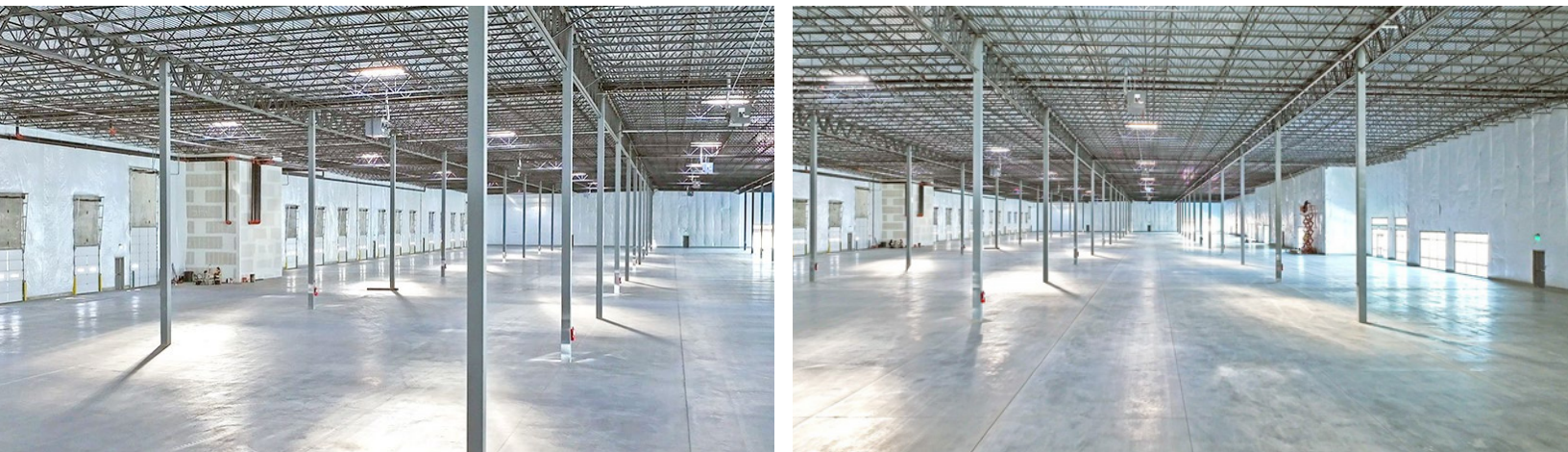
Auto: 155 Stalls  
Parking Ratio/1,000 SF 1.57  
Req. Accessible 6 Stalls



# MASTER-PLANNED COMMUNITY



## 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
<b>2025 POPULATION</b>	75,563	305,596	516,944
<b>2025 EMPLOYEES</b>	44,540	124,800	214,087
<b>2025 AVG HH INCOME</b>	\$130,708	\$131,827	\$122,087

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## PLEASE CONTACT

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