

5801 WRIGHT DRIVE

## INDUSTRIAL SPACE FOR LEASE

LOVELAND, COLORADO 80538



OFFICE/WAREHOUSE SPACE FOR LEASE IN THE FORT COLLINS-LOVELAND INDUSTRIAL AIRPARK

LEASE RATE \$12.50/SF NNN NNN EXPENSES \$4.15/SF

This industrial/flex space is a total of 4,582 square feet (1,664 square feet of office and 2,918 square feet of warehouse) and is located in the Fort Collins-Loveland Industrial Airpark with quick access from I-25 and Crossroads Boulevard in Loveland, Colorado. The office area has four private offices, reception area, break room and two ADA restrooms. The warehouse has 20' clear height, one drive-in door (12' x 14'), gas heat, and 200 amp/3 phase power. The property also has yard area for outdoor storage of equipment and materials.





# OFFICE/WAREHOUSE SPACE FOR LEASE INDUSTRIAL OPPORTUNITY

#### **PROPERTY HIGHLIGHTS**

- Approximately 1,664 square feet of finished office area and 2,918 square feet of warehouse space
- 1 Overhead Door (12' x 14')
- 200 Amp, 3-phase power

- 4 Offices, reception area, break room, and 2 ADA restrooms
- Air conditioned and heated warehouse
- · Phone/ethernet wiring

- Comcast available
- Security system
- Outside storage
- Minutes to I-25





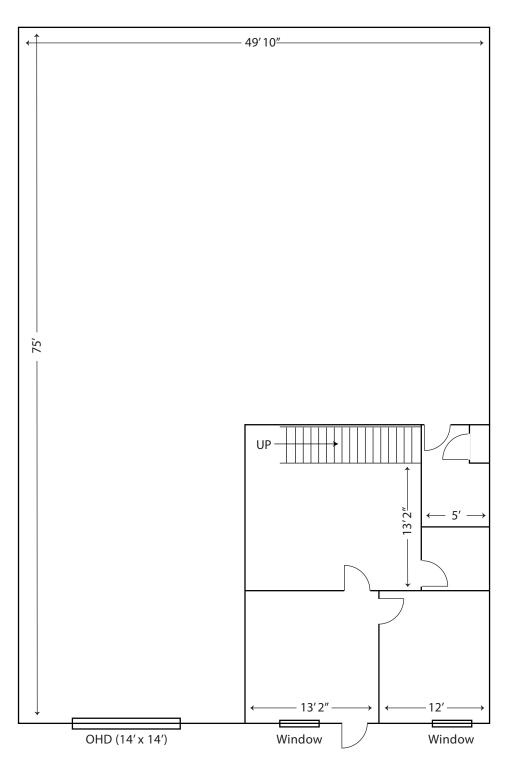




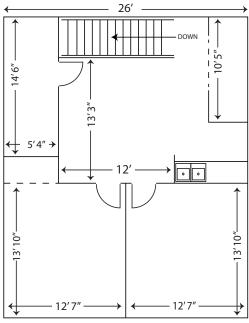




#### MAIN FLOOR PLAN



#### **SECOND FLOOR PLAN**





## 5801 WRIGHT DRIVE INDUSTRIAL SPACE FOR LEASE

LOVELAND, COLORADO 80538



For more information, please contact:

## TYLER MURRAY Senior Associate

+1 970 267 7404 tyler.murray@cushwake.com

## CHASE CHRISTENSEN Broker Associate

+1 970 267 7406 chase.christensen@cushwake.com 772 Whalers Way, Suite 200 Fort Collins, Colorado 80525

T +1 970 776 3900 F +1 970 267 7419

cushmanwakefield.com

© 2019 Cushman & Wakefield, All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.