



33,417 - 66,417 SF
AVAILABLE



3841 VANDER MEER DRIVE, LOVELAND, CO 80538

NEW CONSTRUCTION | CLASS A INDUSTRIAL/DISTRIBUTION SPEC BUILDING

Building Size \pm 100,117 SF | 28' Clear Height



TI Ready

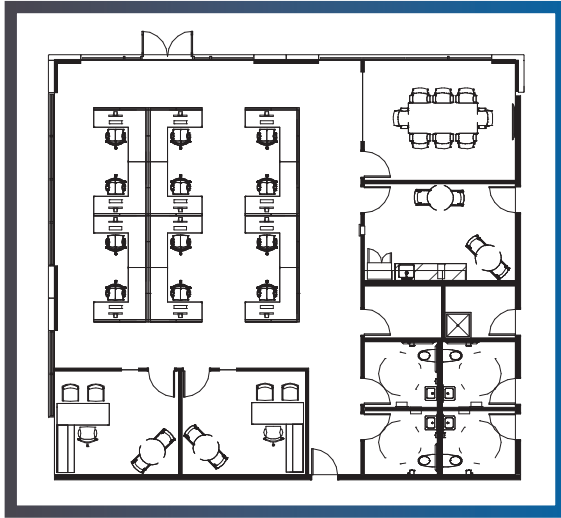


Spec Building Features

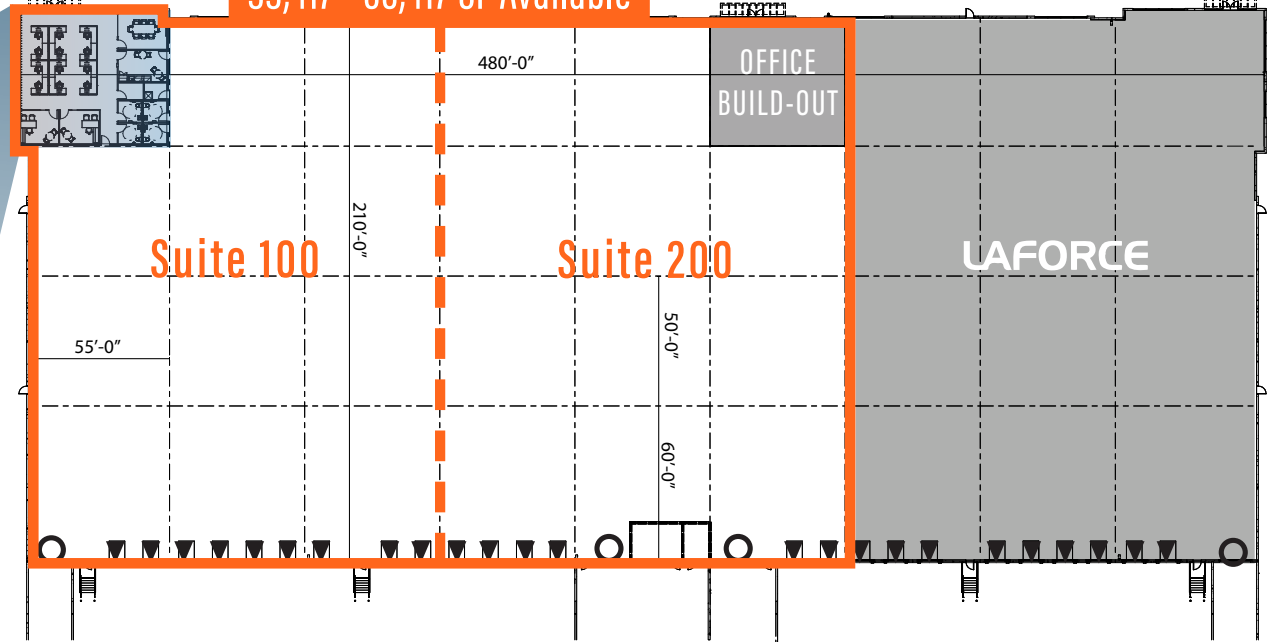
- Available SF: 66,417 SF (divisible to 33,417 SF)
- Building Size: ±100,117 SF
- Spec Office: ±2,560 SF (under construction)
- Land Size: 8.9 acres (386,901 SF)
- Available Yard: ±5 acre lot available east of the building
- Clear Height: 28'
- Construction Type: Tilt up concrete
- Drive In Doors: Four (4)
- Dock High Doors: Twenty Four (24)
- Sprinkler: ESFR
- Power: 2000 Amps, 277/480v, 3 Phase
- Parking: 179 stalls (1.8:1,000)
Trailer parking available
- Fiber Services: Comcast and Loveland Pulse

Floor Plan

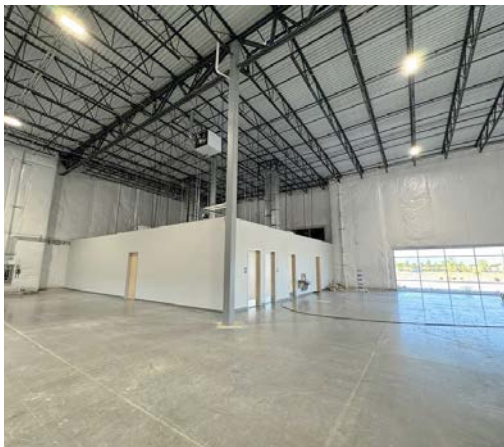
±2,560 SF Spec Office Suite



33,417 - 66,417 SF Available



▶ DOCK HIGH TRUCK DOOR (24 TOTAL) ○ GRADE LEVEL TRUCK DOOR (4 TOTAL)



Site Plan



Advantageous Regional Connectivity



BOYD LAKE COMMERCE CENTER

FORT COLLINS

NORTHERN COLORADO REGIONAL AIRPORT

uhealth
Medical Center of the Rockies

The Promenade Shops at **CENTERRA**

Convenience Achieved	
Fort Collins	20 minutes
Greely	30 minutes
North Denver	40 minutes
Cheyenne	45 minutes
DIA	55 minutes

Amenities





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Let's Connect

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