



FOR LEASE

LIGHT INDUSTRIAL FLEX

CENTERRA

PRECISION INDUSTRIAL PARK
MCWHINNEY INDUSTRIAL LAND

LOVELAND, COLORADO



CBRE

CENTERRA NEW INDUSTRIAL

Positioned at the epicenter of one of the fastest growing regions in the country, these properties present opportunities for tenants to design new and efficient industrial flex work environments in the midst of an emerging industrial development in the heart of Northern Colorado at Centerra. These land parcels can each accommodate one large campus/facility or several smaller flex buildings.

This area is accessible by the region's major transportation corridors, a regional airport and hospital. This location is within a quick drive to popular area attractions, destinations, and the seven most vibrant and expanding cities that comprise Northern Colorado. This property is poised for vital possibilities.



CENTERRA FEATURES

- This master planned community is near many northern colorado shopping, dining, hospitality, regional and entertainment destinations and attactions.
- Easy I-25 access and all front range communities from Cheyenne to Pueblo
- Quality design guidelines and sustainable development
- Community connections include events, networking programs and an educated workforce

DEMOGRAPHICS 2022

| | 5 MILE | 10 MILE | 25 MILE |
|-------------------|-----------|-----------|-----------|
| BUSINESSES | 3,586 | 10,481 | 25,981 |
| EMPLOYEES | 43,212 | 124,078 | 290,179 |
| POPULATION | 72,365 | 289,691 | 765,783 |
| AVERAGE HH INCOME | \$127,829 | \$122,578 | \$113,912 |
| HOUSING UNITS | 31,194 | 121,039 | 309,179 |



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