



## INDUSTRIAL CONDO FLEX SPACE FOR LEASE IN THE NORTHERN COLORADO REGIONAL AIRPORT INDUSTRIAL CENTER

PROPERTY TYPE: **INDUSTRIAL/FLEX**

AVAILABLE: **2,500 SF**

LEASE RATE: **\$15.00/SF NNN**

EST. NET EXPENSES: **\$4.05/SF**

Plus **800 SF Unfinished Mezzanine Storage**

### FEATURES:

- 2,500 SF industrial flex unit with warehouse, functional mezzanine, office space with reception area and restroom with a shower
- Located between I-25 & NOCO Regional Airport
- 16' to 18' Clear Height
- (1) 12' x 14' Overhead Door
- Dock-High to OD
- Very well-maintained Airport Condos Park
- Within 1 mile from the I-25/Crossroads Blvd. Interchange

**Greg A. Walter**

970.556.1223

greg@realtec.com

**Erik Broman**

970.420.1445

broman@realtec.com

**Steve Stansfield, CCIM, SIOR**

970.420.1892

steve@realtec.com

# FEATURED PROPERTY

5835 WRIGHT DRIVE • LOVELAND, CO 80538



MEZZANINE STORAGE

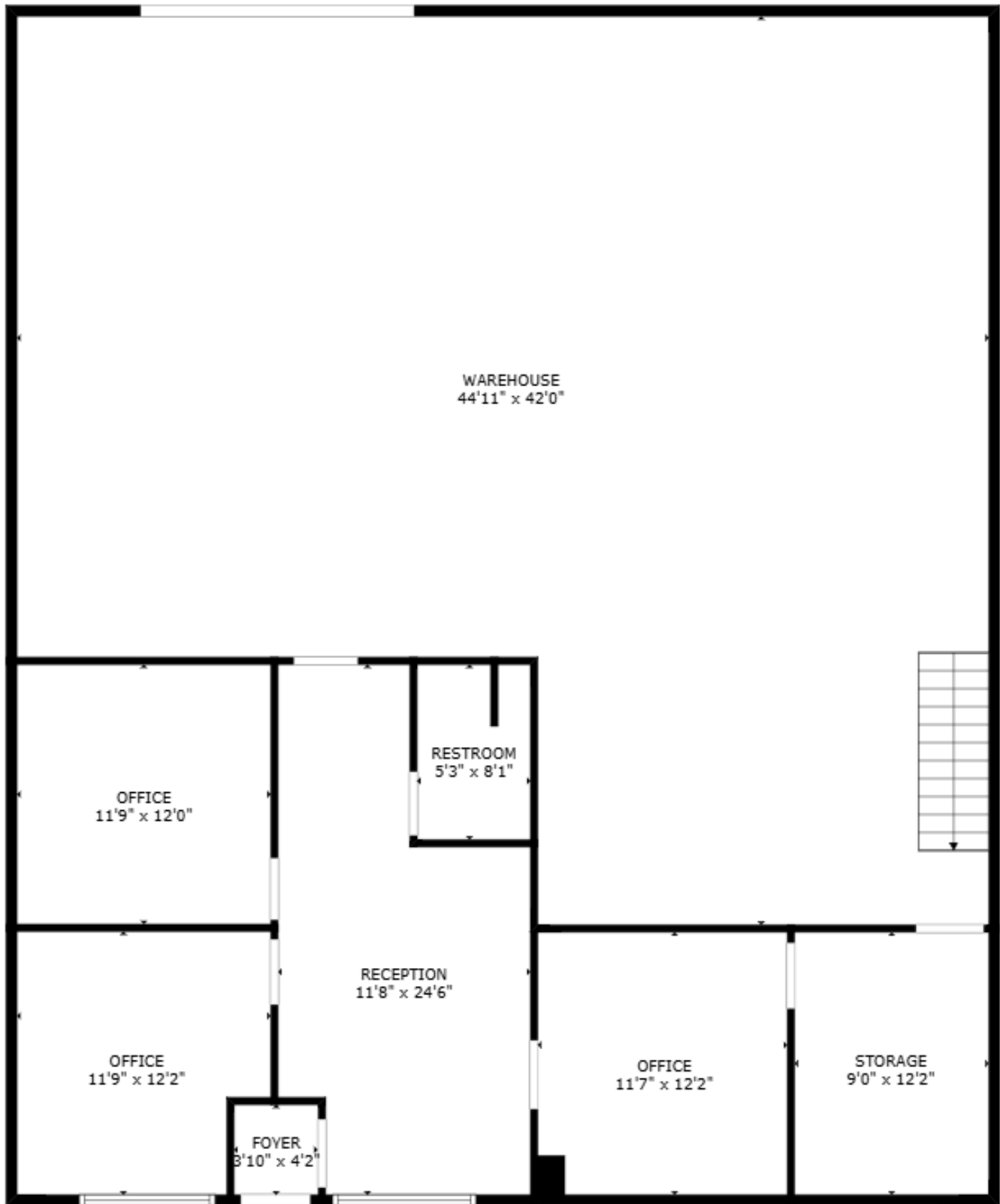


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**Greg A. Walter**  
970.556.1223  
[greg@realtec.com](mailto:greg@realtec.com)

**Erik Broman**  
970.420.1445  
[broman@realtec.com](mailto:broman@realtec.com)

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[steve@realtec.com](mailto:steve@realtec.com)



# DEMOGRAPHICS & SITE LOCATION

5835 WRIGHT DRIVE • LOVELAND, CO 80538

14.4

MILES TO FORT COLLINS

19.3

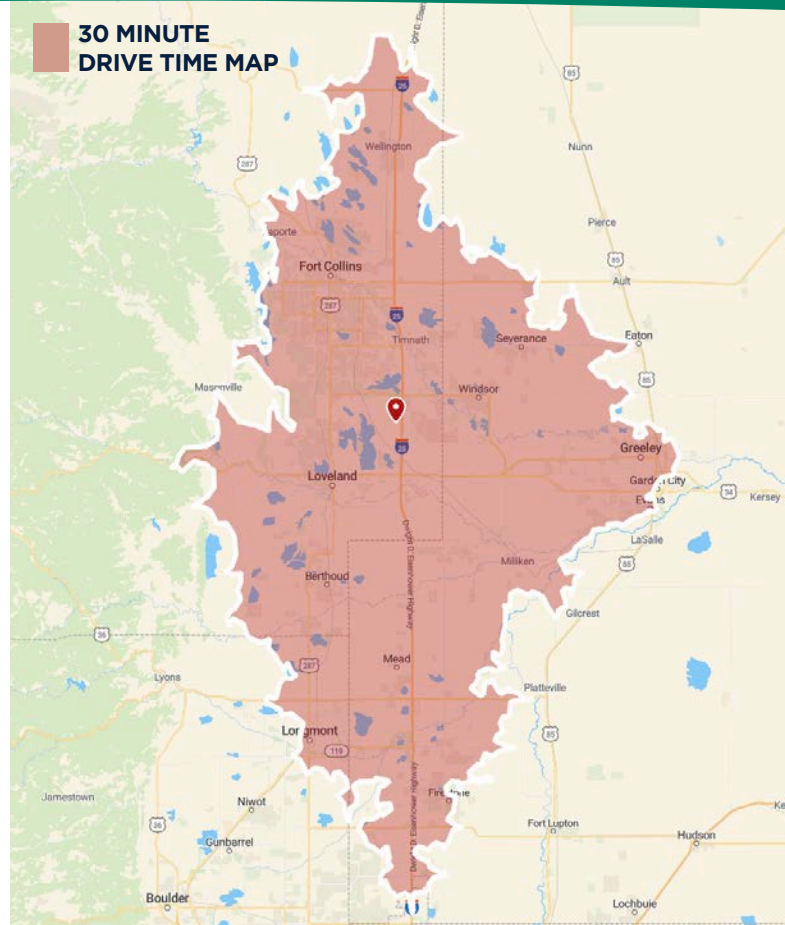
MILES TO GREELEY

51.1

MILES CHEYENNE

53.0

MILES TO DENVER INT. AIRPORT



## Fort Collins

712 Whaler's Way, Bld. B, Suite 300  
Fort Collins, CO 80525  
970.229.9900

## Loveland

200 E. 7th Street, Suite 418  
Loveland, CO 80537  
970.593.9900

## Greeley

1711 61st Avenue, Suite 104  
Greeley, CO 80634  
970.346.9900

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