

HIGH QUALITY INDUSTRIAL W/YARD FOR SALE



Loveland Industrial Airpark

**5740 Boeing Drive
Loveland, CO**

0.94 ACRE LOT | .25 ACRE SECURED YARD

\$2,450,000

9,885 SF | \$248/SF



High Quality Industrial | Loveland, CO

\$2,450,000 | 9,885 Total SF | \$248/SF | (\$645,000 assumable SBA loan - 1.299%)

LC Real Estate Group, as exclusive agent for the Seller, presents a rare opportunity to acquire a well maintained, high-quality industrial/flex facility in the heart of Loveland's established industrial corridor. The property offers a balanced mix of warehouse, office, and secured yard space, making it ideal for owner-users in manufacturing, distribution, contractor services, or specialty fabrication. The original site plan identifies the existing 7,500 SF building footprint along with a designated proposed addition to allow long term owners/tenants the ability to expand into the future. With clean finishes, updated office interiors, fenced yard, and beautiful mountain views, 5740 Boeing Drive delivers both operational efficiency and professional image — a highly desirable combination in Northern Colorado's tight industrial market.

Situated with immediate access to Interstate 25 and surrounded by complementary industrial users, the building benefits from strong visibility, professional curb appeal, and ample on-site parking. The property features three grade-level overhead doors, 0.25 acres secure yard area, and a functional office build out including reception, 7 private offices, large conference/training room, and kitchen/break area. The clear span construction and high-quality features present a unique opportunity to acquire a premier asset in a burgeoning regional location.

Regional Location & Strategic Positioning

Loveland sits along the Front Range corridor between Denver and Fort Collins, one of the fastest growing and most economically diverse regions in Colorado. Centrally located between Fort Collins, Longmont, and Greeley, Loveland is the ideal location for in the Northern Colorado trade area.

The property offers:

- Convenient access to Interstate 25, providing north/south connectivity from Denver to Wyoming
- Proximity to U.S. Highway 34, the primary east/west arterial connecting Loveland to Greeley
- Immediate access to Northern Colorado Regional Airport (FNL)
- Approximately 45 minutes to Denver International Airport (DIA)
- Close proximity to multiple shopping centers, hotels and restaurants
- Approximately 20 minutes to Fort Collins, Longmont, and Greeley



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BOEING DRIVE

BYRD DRIVE



EARHART ROAD



Key Building Features

- Building Size: 9,885 SF (7,500 SF main level +/- 2,385 SF partially finished structural mezzanine)

Site & Yard

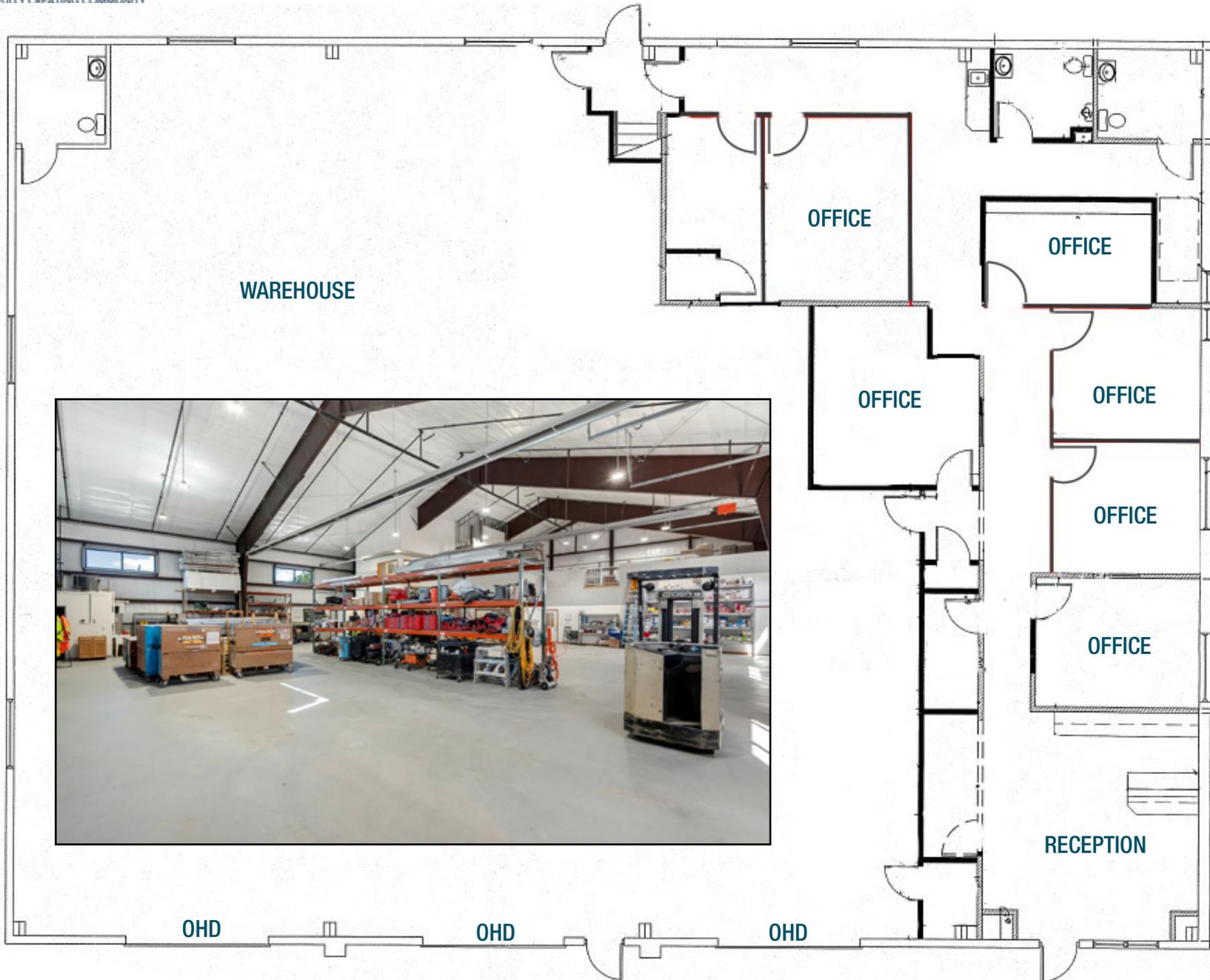
- Fully fenced ~ 1/4 acre yard for secured outdoor storage
- Expansive asphalt parking and truck maneuvering
- Concrete loading apron at overhead doors
- Landscaped frontage along Boeing Drive
- Defined future expansion area per site plan
- Ample on-site parking

Building Specifications

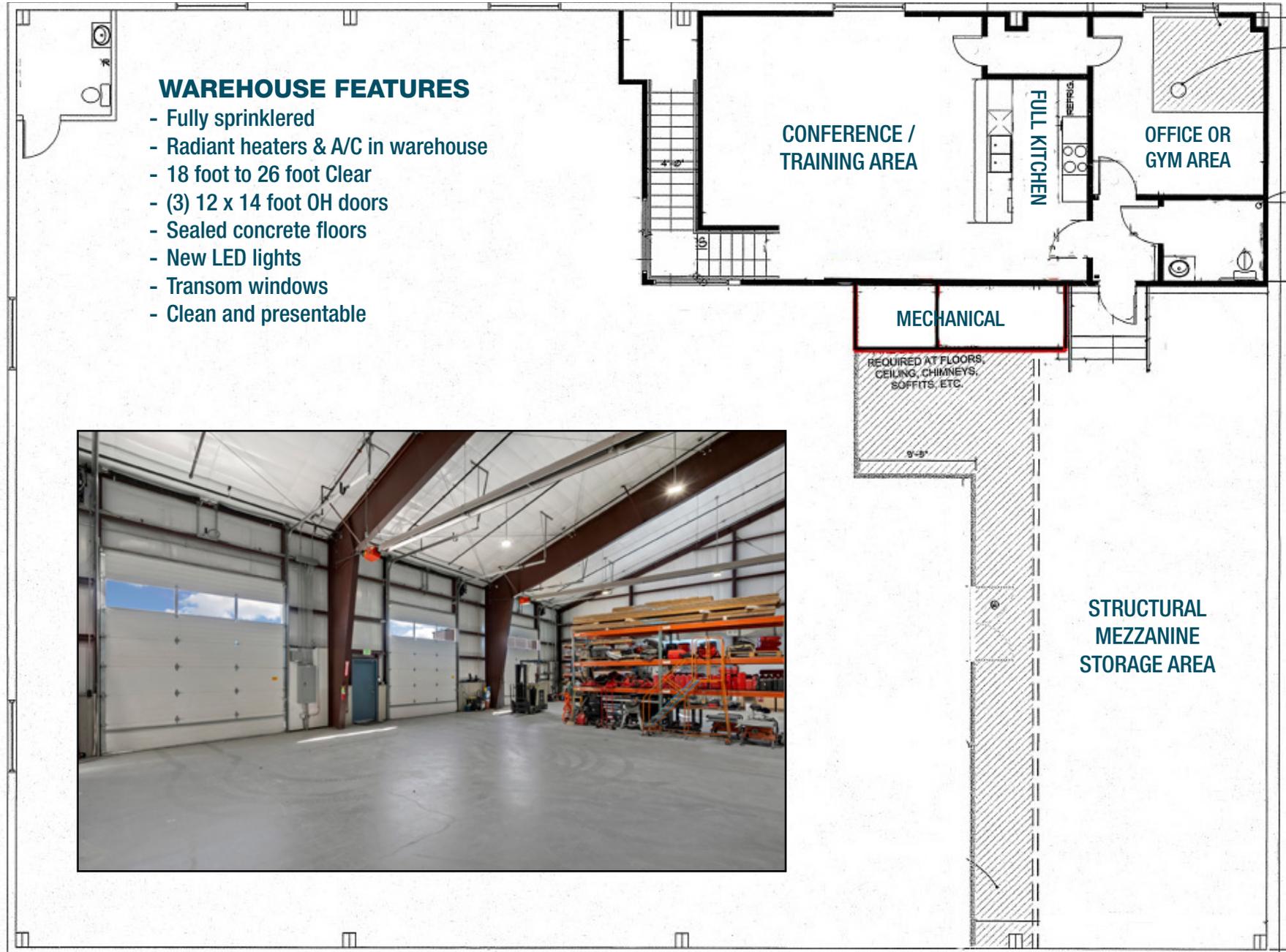
- Stand-alone industrial/flex configuration
- Metal panel construction with masonry base
- Sloped metal roof system
- Three (3) 12 foot x 14 foot grade-level overhead doors
- Drive-in loading capability
- Clear-span warehouse layout with a minimum of 16' clearance for stacking
- Sealed concrete warehouse flooring
- Radiant tube heater and A/C in warehouse
- Office area newly remodeled and professionally presented



MAIN FLOOR



5





HIGH QUALITY INDUSTRIAL

5740 BOEING AVE.
LOVELAND, CO

PROPERTY OVERVIEW

Property Address	5740 BOEING DRIVE, LOVELAND, CO 80538
Total Land	0.94 Acres 40,788 SF
Building SF	9,885 SF
Year of Construction	2005
Built As	Storage Warehouse
Governing Jurisdiction	City of Loveland
Zoning	Developing Industrial (DF)
Flood Plain	Moderate to Low Flood Risk (Zone C and X)

PROPERTY TAXES

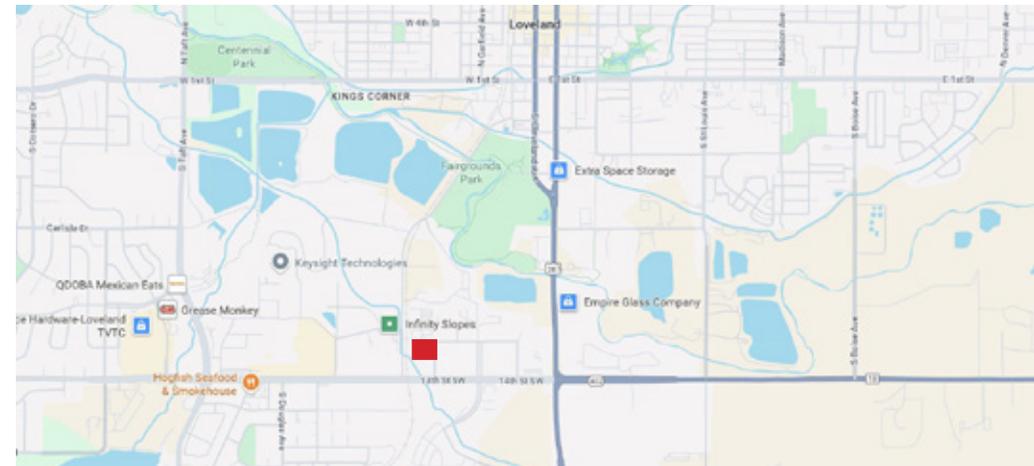
Parcel	8627306011 R1192078
Legal	LOT 11, BLOCK 2, LOVELAND-FT COLLINS INDUSTRIAL AIRPARK 1ST
Mill Levy (Tax Rate)	81.599
Assessed Value (2025) Assessment Rate	\$440,073 27%
Actual Value (2025)	\$1,629,900
Taxes (2025)	\$35,909.51 (Payable 2026) Assessed x 27% x 81.599/1000

BUILDING FEATURES

Building Style	Industrial/Flex
Stories	2
Exterior Construction	Metal/Frame
Siding & Fascia	Metal
Framing	Steel
Flooring	Concrete
Roof	Metal / Gabled
Heating System	Forced Air, Radiant heat in Warehouse
Cooling System	Refrigeration/HVAC in Office and Warehouse

SUBJECT PROPERTY
INDUSTRIAL BUILDING WITH TOTAL OF 9,885 SF AND 40,788 SF LOT

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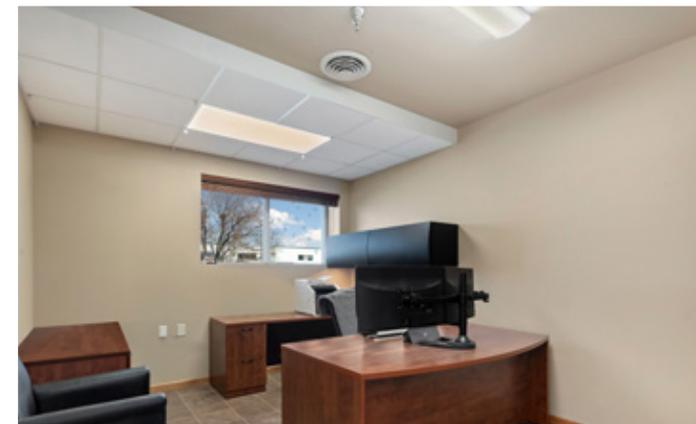
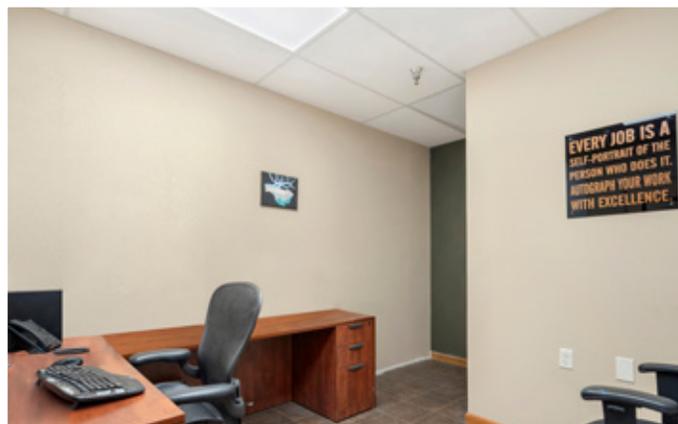
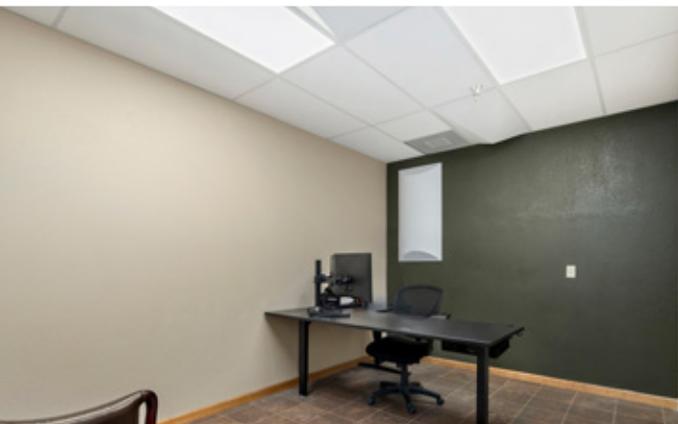


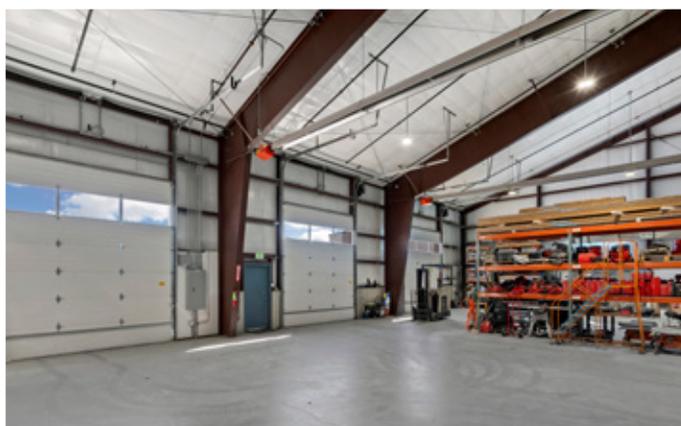
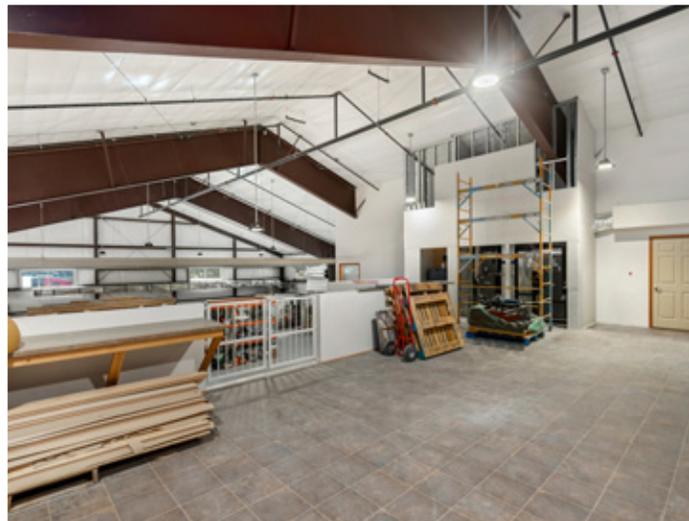


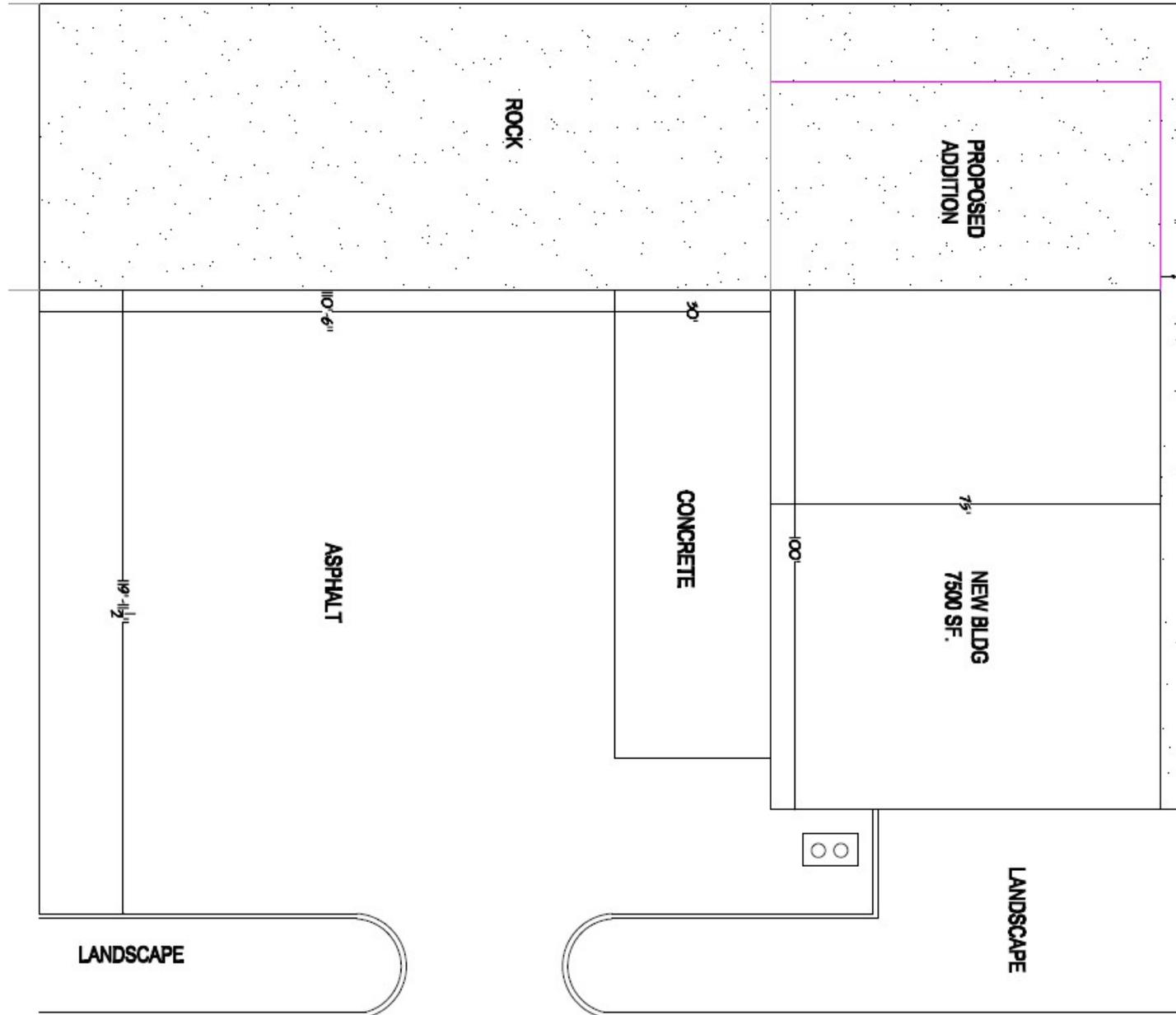


OFFICE FEATURES

- Open reception area
- Custom reception desk
- New LED lighting
- Modern tile flooring
- Multiple enclosed offices
- Executive office with accent wall
- Interior visibility into warehouse
- Drop ceiling with recessed lighting
- Large conference area
- Adjacent kitchenette
- Bar with sink and prep area
- Bar height counter seating







Boeing Drive



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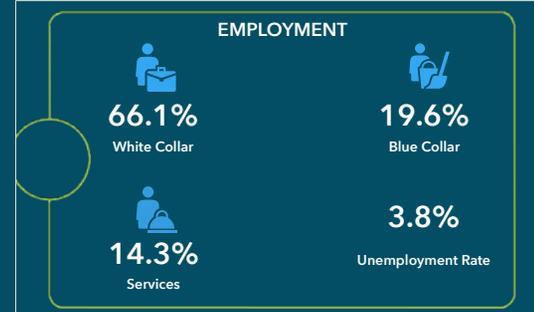
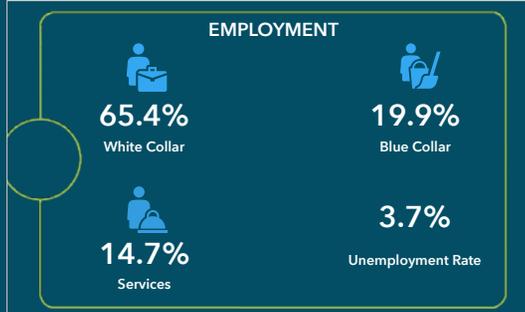
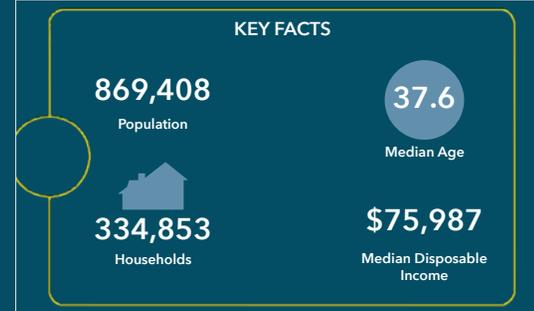
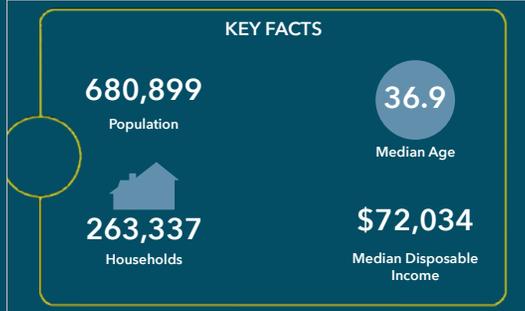
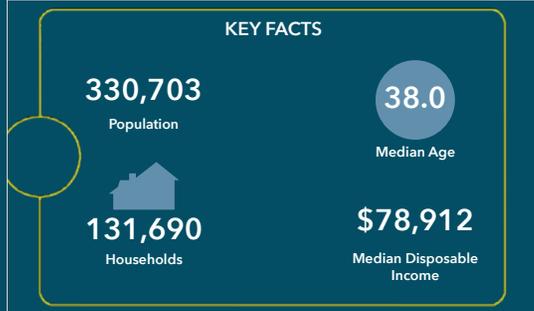
- S HIGH QUALITY INDUSTRIAL**
- 1 Downtown Loveland**
17 Minutes | 8.4 Miles SE
- 2 Fort Collins**
20 Minutes | 14 Miles NE
- 3 Windsor**
14 Minutes | 7.1 Miles NE
- 4 Greeley**
28 Minutes | 18.8 Miles SE
- 5 Longmont**
33 Minutes | 27.1 Miles SW
- 6 Boulder**
58 Minutes | 41.7 Miles SW
- 7 Denver Int'l Airport (DIA)**
58 Minutes | 57.1 Miles SE
- 8 Denver**
57 Minutes | 49.9 Miles SE



10 Miles

20 Miles

30 Miles



5740 Boeing Drive

Loveland, Colorado

\$2,450,000 | \$248/SF
9,885 TOTAL SF



MINDFULLY CREATING COMMUNITY

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