



MINDFULLY CREATING COMMUNITY

# INDUSTRIAL CONDO FOR LEASE

418 8th Street SE Unit B10-B11, Loveland, CO



## PROPERTY DETAILS

### Available Space:

Unit B10-B11 - 5,402 RSF

### Proposed Use:

Industrial / Warehouse / Flex / R&D

### Features:

- (2) 14'x14' OH doors
- 400 Amp, 3 Phase power
- Full HVAC climate controlled warehouse

## Rico Devlin

Sr. Partner/Sr. Broker  
970.413.1182  
rico@lcrealestategroup.com

## Nathan Klein

Sr. Partner/Comm. Brokerage Mgr  
970.222.2473  
nathan@lcrealestategroup.com

## SIERRA PLAZA SOUTH INDUSTRIAL

**LEASE RATE: \$12.00/RSF NNN (\$4.25/SF)**

- Functional flex, manufacturing, or office/warehouse with clean, quality finishes
- Great Southwest Loveland location with easy access to US Highway 287 and CO Highway 402
- Warehouse fully climate controlled - ideal for manufacturing, flex/R&D lab, art studio or other uses that require climate control
- Significant plumbing available in warehouse area (former dental lab)
- Full HVAC throughout and polished concrete floors
- Two 12' OH doors in rear - Landlord will to demise divider walls, etc., to open up warehouse area



### DEMOGRAPHICS (Source: STDB Online 2024, radius)

	1 Mile	3 Mile	5 Mile
2024 Population	5,509	47,265	95,803
Avg. HH Income	\$80,945	\$98,036	\$112,866
Households	2,776	20,723	40,781
Businesses	706	2,679	3,868
Employees	5,932	27,063	42,455



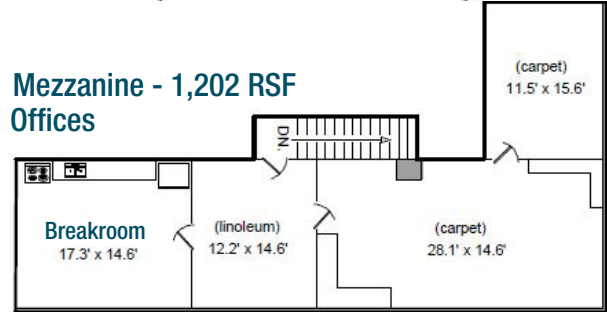
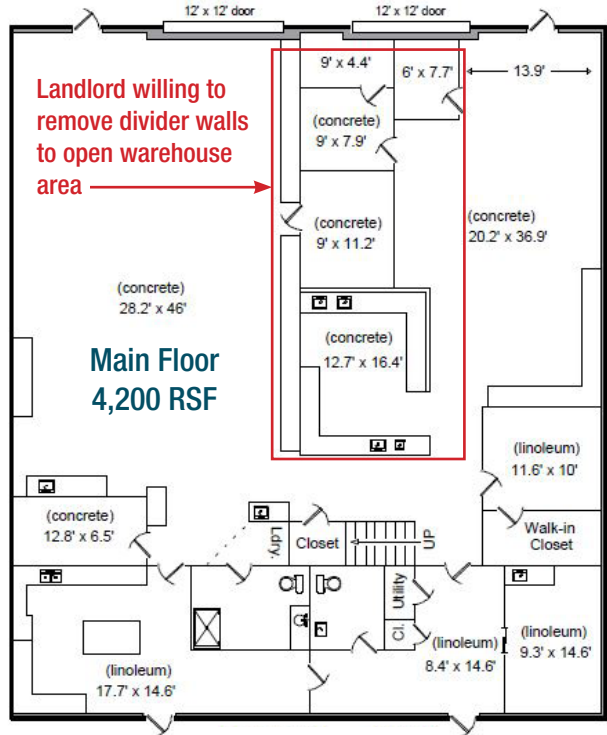
### TRAFFIC COUNTS (Source: STDBOnline)

US Hwy 287 @ 8th St.	19,789 VPD
8th Street east of US Hwy 287	1,100 VPD

The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 12/19/2024

# INDUSTRIAL SPACE FOR LEASE

418 8th Street SE, Loveland, CO



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# INDUSTRIAL SPACE FOR LEASE

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Downtown Loveland - 0.6 miles; 1 minute  
 Interstate 25 and CO Hwy 402 - 5 miles; 6 minutes  
 Fort Collins, CO - 14 miles; 20 minutes  
 Greeley, CO - 22 miles; 28 minutes  
 Denver, CO - 50 miles; 52 minutes



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