



**50,210**  
Total  
Square Feet  
(4) Buildings



**25.77**  
Acre Site



**12'-48'**  
Clear Height



**HEAVY  
INDUSTRIAL  
ZONING**  
Allows Outside  
Storage



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**1820 E HWY 402  
LOVELAND, CO**

# CONTACTS

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# THE OFFERING

**Ringsby Realty Corporation**, as exclusive brokers for Seller, are pleased to present for sale an industrial outdoor storage site located at **1820 E HWY 402 in Loveland, CO** (unincorporated Larimer County).

The subject property has 25+ Acres of usable outdoor storage capacity along with (4) buildings totaling 50,000+ SF that could be utilized by a myriad of different heavy industrial users. The property is located less than 3-miles West of I-25 within the center of the rapidly growing in Northern Colorado corridor. All utilities are available on site, including electric, gas, water, and on-site septic.

**Sale Price: \$11,850,000**



# SITE OVERVIEW

**ADDRESS:** 1820 E Hwy. 402, Loveland, CO

**BUILDING SF:** 50,210 SF (4 Buildings)

**SITE SIZE:** 25.77 AC

**MUNICIPALITY:** Unincorporated Larimer County

**ZONING:** I-H - Industrial Heavy  
(Outside Storage Permitted)

**UTILITIES:** All utilities on site:  
- Electric - Heavy Power - Poudre Valley REA  
- Gas  
- Water - L.T.W.D  
- Sewer - On-site septic

**PURCHASE PRICE:** \$11,850,000





## **BUILDING 1**

**BUILDING SIZE:** 6,994 SF

**CLEARANCE:** 12'

**DRIVE-INS:** (2) 10'X10'  
(2) 12'X12'



## **BUILDING 2**

**BUILDING SIZE:** 15,240 SF

**CLEARANCE:** 18' - 20'

**DRIVE-INS:** (3) 12'X14'  
(3) 15X16'

- 3-ton bridge crane
- Radiant heat



## **BUILDING 3**

**BUILDING SIZE:** 6,000 SF

**CLEARANCE:** 45'

**DRIVE-INS:** (2) 50'x45'

- Clear-span
- Heavy Power



## **BUILDING 4**

**BUILDING SIZE:** 21,975 SF

**CLEARANCE:** 28'

**DRIVE-INS:** (2) 20'x24'  
(2) 12'x14'  
(1) 10'x10'  
(1) 18'x20'

- Clear-span

# PROPERTY HIGHLIGHTS

## PROPERTY HIGHLIGHTS:

- ✓ Outside storage permitted
- ✓ Minutes from I-25 (3-miles) & Downtown Loveland (2-miles)
- ✓ Heart of rapidly growing commercial & residential portion of Northern CO Market
- ✓ Heavy power & utilities on-site
- ✓ Rectangular, fenced yard w/ road base
- ✓ Located between Fort Collins, Denver, Greeley & Boulder

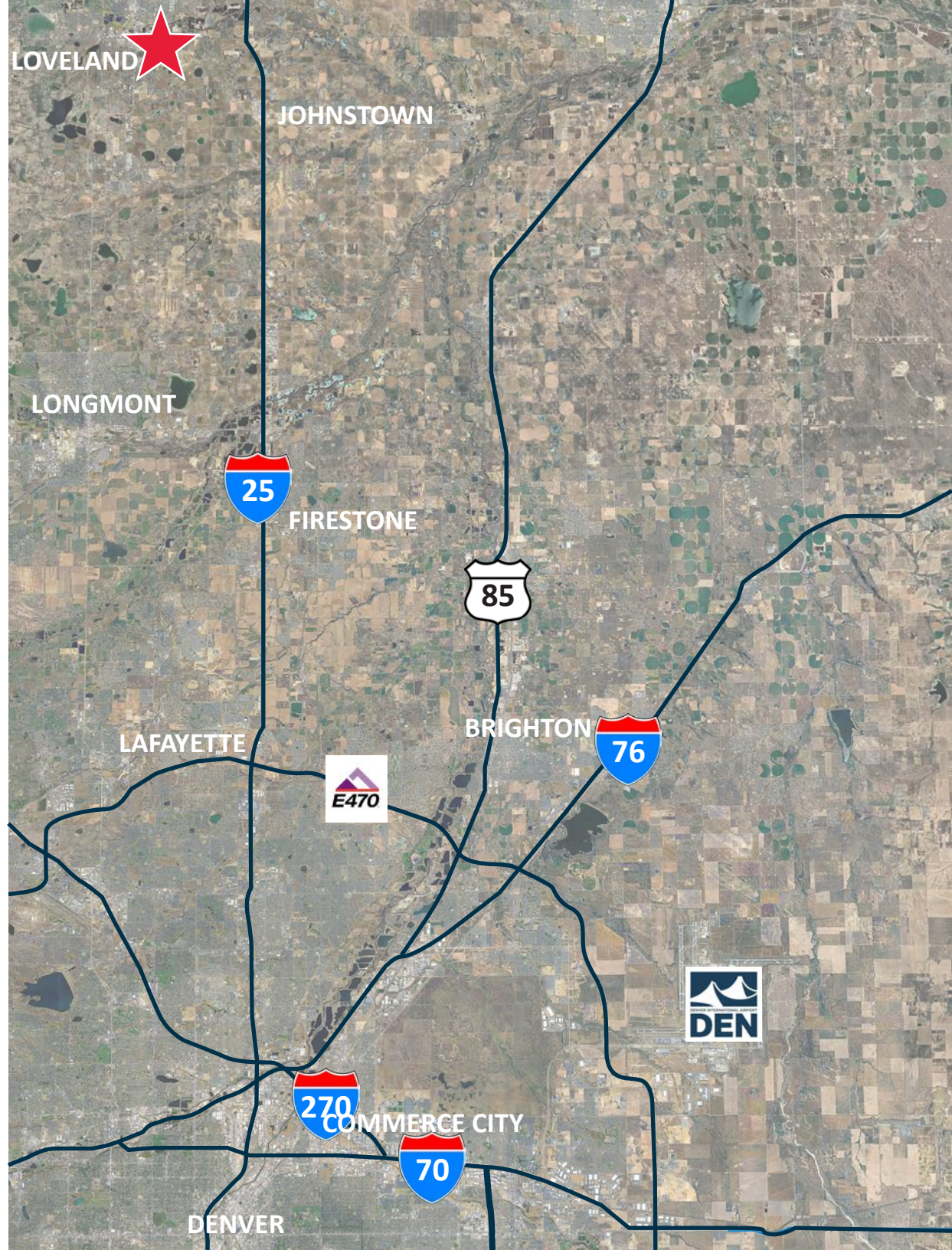
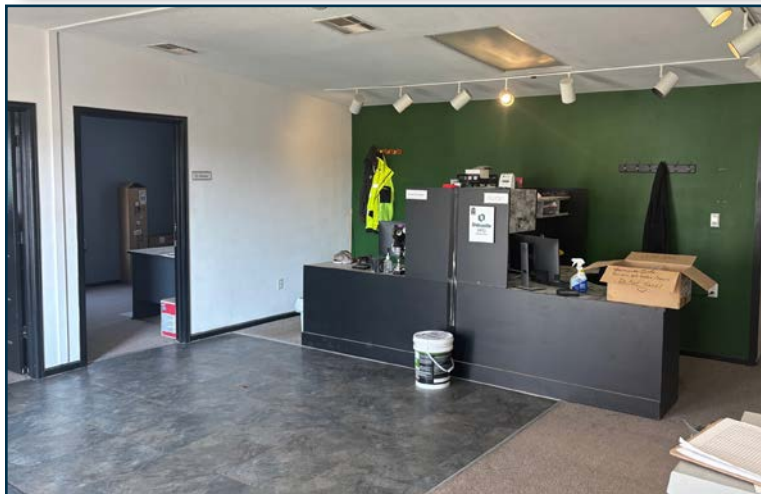
## IDEAL USERS:

- Advanced Manufacturing & Fabrication Companies
- Building Material Companies
- Heavy Equipment Yard/Storage
- Modular/Prefab Building Yards
- Equipment Rental & Sales
- General Contractors
- Trucking & Transport Firms
- Self Storage/Commercial Storage/Industrial Outside Storage
- Vehicle Sales, Repair & Storage



# DRIVE TIMES

I-25	3 MINUTES
I-70	40 MINUTES
I-80	50 MINUTES
DENVER	50 MINUTES
DIA	60 MINUTES



# MARKET OVERVIEW

