



6675 N Harrison Avenue, Loveland, CO 80538

SALE PRICE: \$588,060 (±\$6.75/SF)

**FOR SALE**

±2.0 ACRE INDUSTRIAL LOT

Presented By:

**DAVID D'AMBROSIO**

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# PROPERTY INFORMATION

6675 N Harrison Avenue, Loveland, CO 80538

Address	6675 N Harrison Avenue, Loveland, CO 80538
Zoning	I - Developing Industrial
Lot Size	±2.0 AC (87,120 SF)
Location	Longview Business Park
Utilities	Adjacent to site
Price	\$588,060 (±\$6.75/SF)



- Corner lot with Harrison Ave frontage
- Close proximity to Walmart Supercenter and several major retailers
- 31,000+ VPD at Hwy 287
- Conveniently situated in the path of growth between Loveland and Fort Collins
- Easy access to I-25 via Hwy 392
- Preliminary plans for a ±10,000 SF light industrial building with outside storage may be available – contact Broker for details



6675 N Harrison Avenue offers a prime ±2.0-acre lot located at the southwest corner of N Harrison Avenue and W 67th Street in Longview Business Park.

The site is perfect for a wide range of light industrial and commercial uses, including research and development, assembly, light manufacturing, wholesaling, warehousing and distribution, and more.

The exceptional location allows businesses to easily serve both Loveland and Fort Collins and offers easy access to I-25 via Hwy 392. With most of Longview Business Park already developed or under construction, this area is rapidly evolving into a vibrant commercial hub, offering an excellent opportunity for future growth.



COSTAR, 2025	1 Mile	3 Mile	5 Mile
2024 Population	4,323	40,331	104,986
2029 Population Projection	4,686	42,655	110,662
2024 Households	1,732	15,984	43,224
2029 Household Projection	1,884	16,955	45,679
Average Household Income	\$96,254	\$105,704	\$110,998

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