

# RARE HIGH TECH MANUFACTURING / LIFE SCIENCE OPPORTUNITY

FOR SALE OR LEASE  
3800 N. WILSON AVENUE  
LOVELAND, CO 80538



*N. Wilson Avenue - 11,885± VPD*

## 39± Acre Campus

JAKE HALLAUER, CCIM & LAUREN LARSEN

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**3800** N. Wilson Ave, Loveland, CO 80538

## PROPERTY SUMMARY

3800 N. Wilson Avenue presents a remarkable and rare opportunity for high tech manufacturing and life science users within Loveland, Colorado. This 221,000+ square foot campus sits on approximately 38.467 acres, offering ample space for production and research, as well as potential future expansion.

Located in Loveland, in between Colorado State University and CU Boulder, this facility offers easy access to a skilled workforce and synergistic business environment.

This property is well suited for aerospace and defense users, life science users, biotechnology users, and manufacturing users.

## HIGHLIGHTS

- Flexible manufacturing spaces adaptable to various high tech processes.
- Robust power infrastructure to support heavy machinery and sensitive equipment.
- Employee amenities such as the cafeteria and charming grounds featuring numerous trees and ponds.
- Ample parking.
- Privately gated campus.



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## PROPERTY DETAILS

COUNTY	Larimer
SITE SIZE	38.467± acres
BUILDINGS	Main Facility - 204,542± Sq. Ft. (YOC 1991) ATS Building - 8,964± Sq. Ft. (YOC 2013) Garden Building - 5,460± Sq. Ft. (YOC 1992) Garden Shed - 2,400± Sq. Ft. (YOC 1992) <b>Total - 221,366± Sq. Ft.</b>
ZONING	I - Developing Industrial
SALE PRICE	Negotiable
LEASE RATE	\$5.00 / SF
NNN'S	\$10.00 / SF (est.)
OVERHEAD DOORS	1 OHD 12'h x 10'w - Main Facility 3 OHD 12'h x 12'w - ATS Building 4 OHD 12'h x 12'w - Garden Bldg 4 OHD 10'h x 10'w - Garden Shed
DOCK DOORS	(3) - 9'h x 8'6" w and (1) - 14'h x 14'w - Main Facility
CLEAR HEIGHT	14'
FF&E	All FF&E on Property will be included
POWER	~16,000 @ 480v-3-Phase
CRANES	8-10 Jib cranes ranging from 1/2 ton to 2 ton 1 trolley crane 5 ton 10-12 small gantry cranes on swing arms 1/2 ton
WATER	6" water tap
FIBER	Century Link
NATURAL GAS	8" line at 175psi
PARKING	514 spaces (2.51 per 1,000 SF)



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# INTERIOR PHOTOS



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# KITCHEN



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# WAREHOUSE



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## EXTERIOR / GROUND PHOTOS



## DRONE FLYOVER VIDEOS

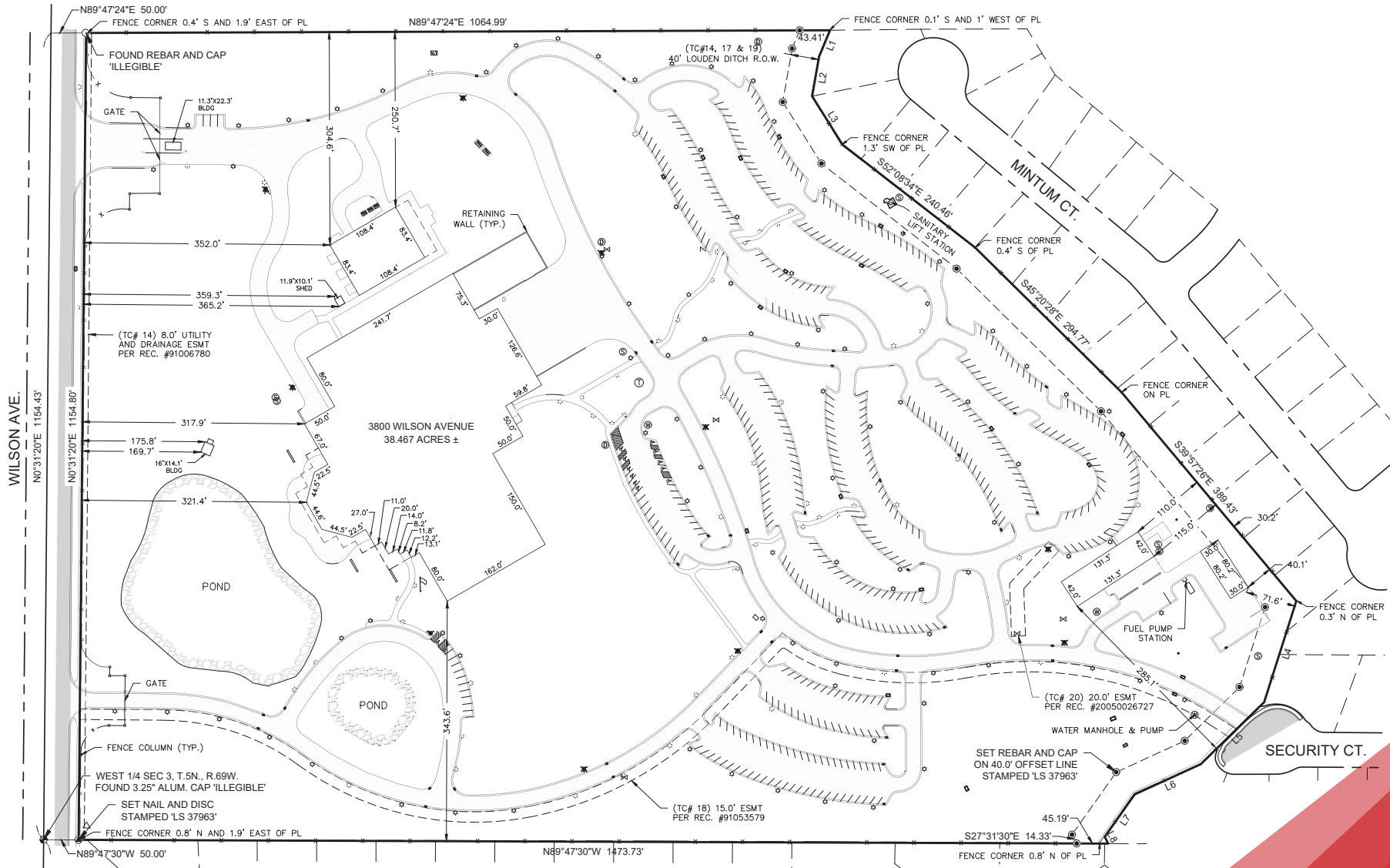
- Main Entrance: [click here](#)
- East to West: [click here](#)
- West to East: [click here](#)

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# PROPERTY SURVEY



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# FLOOR PLAN - MAIN LEVEL

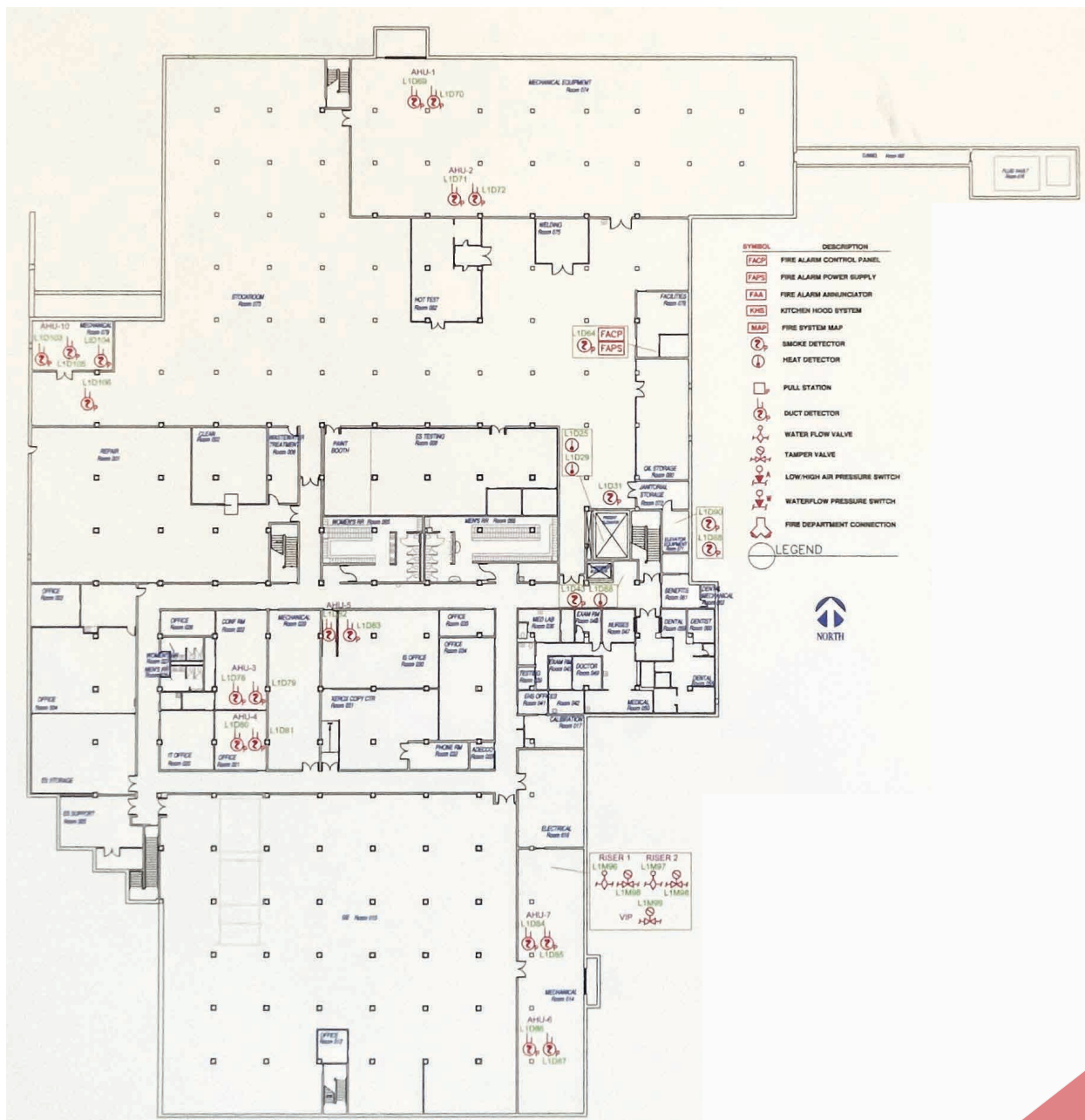


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# FLOOR PLAN - LOWER LEVEL



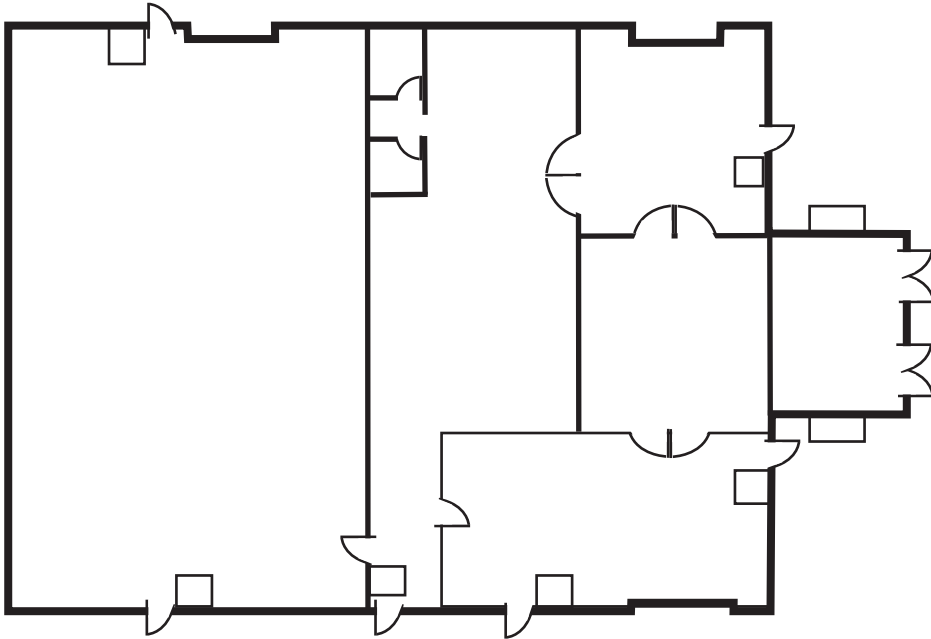
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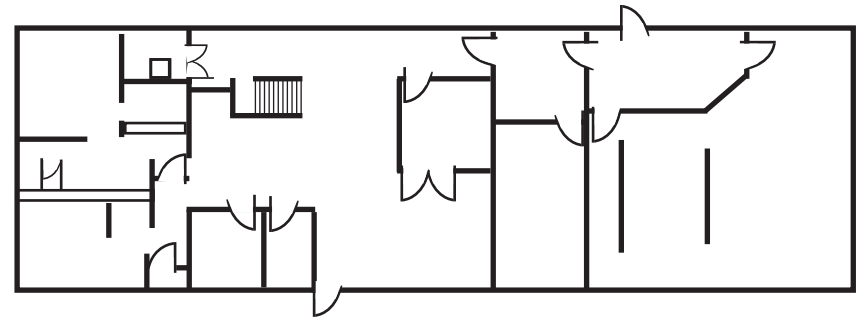


## ADDITIONAL BUILDINGS - FLOOR PLANS

ATS BUILDING  
8,964± SQ. FT.

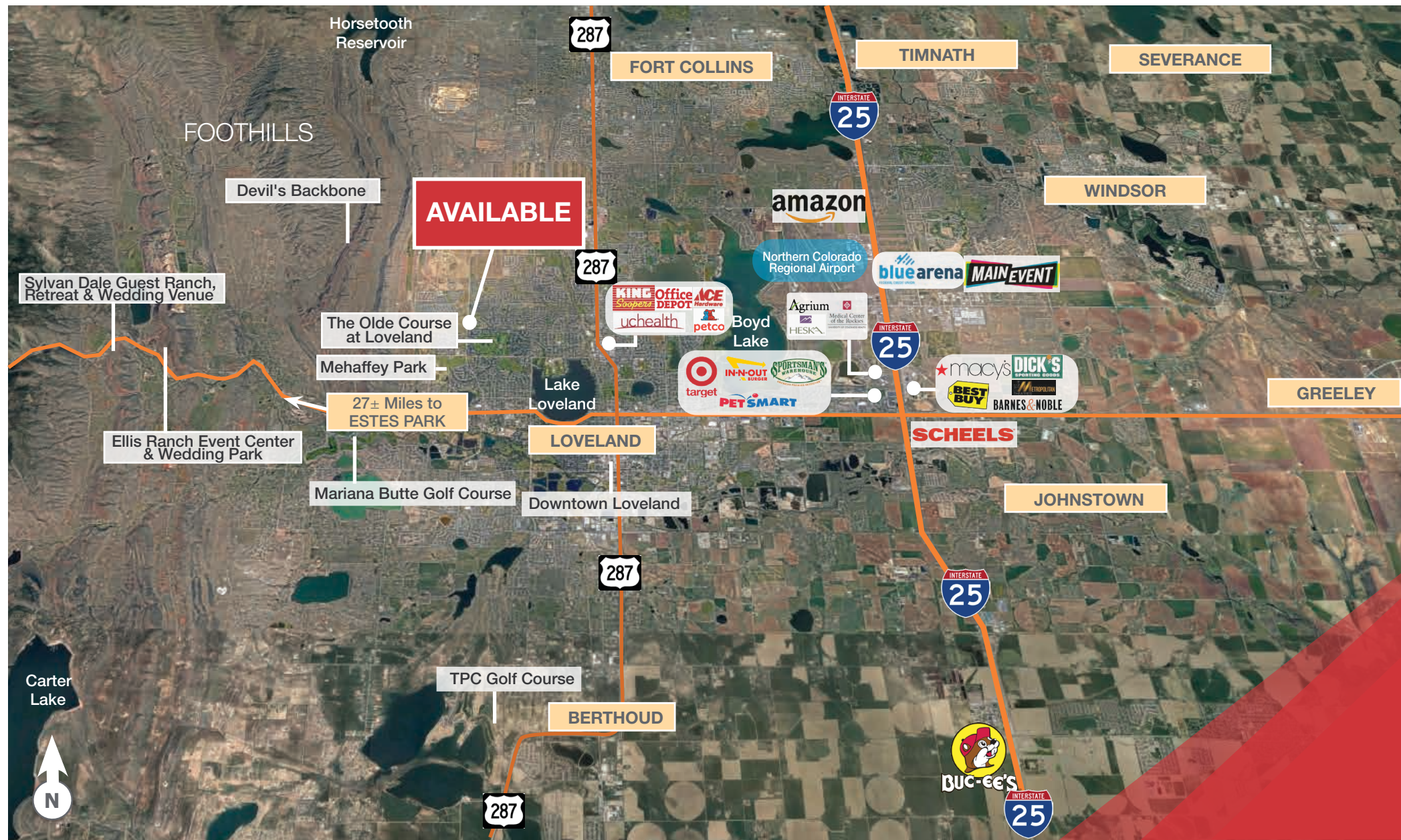


GARDEN & ENGINE TEST LAB BUILDING  
5,460± SQ. FT.





# LOCATION MAP



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# PROPERTY BOUNDARIES & ACCESS



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# AREA INFORMATION AND DEMOGRAPHICS

## REASONS WHY PEOPLE OFTEN CONSIDER RELOCATING TO LOVELAND, CO:

- **Proximity to Major Cities:** Loveland is conveniently located near larger cities like Denver and Fort Collins, providing access to additional amenities and highly skilled workforce while maintaining a more tranquil suburban atmosphere.
- **Real Estate:** While real estate prices have been rising, Loveland still offers more affordable housing compared to some of its neighboring cities, making it an attractive option for many homebuyers.
- **Scenic Beauty:** Loveland is surrounded by stunning natural landscapes, including the Rocky Mountains. The city's location provides beautiful views, hiking opportunities, and access to outdoor activities.
- **Outdoor Recreation:** The area offers numerous outdoor activities such as hiking, mountain biking, golfing, fishing, and skiing. With its proximity to places like Rocky Mountain National Park, outdoor enthusiasts find it an ideal spot.
- **Quality of Life:** Loveland is known for its high quality of life, including a lower crime rate compared to many other cities. The city provides a balance of urban amenities and a relaxed, small-town feel.
- **Growing Economy:** The local economy is diverse and growing, with opportunities in various sectors including technology, manufacturing, and healthcare. Loveland's economic growth attracts professionals and entrepreneurs.
- **Art and Culture:** Loveland has a vibrant arts scene, including public art installations, galleries, and the annual Sculpture in the Park event. The city's cultural offerings contribute to its appeal.
- **Educational Opportunities:** The area boasts good schools and educational facilities, which is a significant factor for families considering relocation.
- **Mild Climate:** Loveland enjoys a relatively mild climate with plenty of sunshine. This can be a big draw for those looking to escape harsher weather conditions.

	5-MILES	10-MILES	15-MILES
2024 Est. Population	90,454	274,370	412,159
2029 Projected Population	91,714	288,242	443,899
2024 Est. Avg. HH Income	\$110,633	\$127,860	\$127,296
Median Age	43.3	38.4	37.3
Daytime Employment	37,592	143,076	217,435

Source: Site To Business - August 2024

## MAJOR REGIONAL EMPLOYERS

Banner Health Colorado  
Broadcom Ltd.  
Colorado State University  
Hewlett Packard  
JBS Swift & Company  
Larimer County  
OtterBox  
Poudre School District R1  
Qualfon  
UCHealth  
University of Northern Colorado  
Vestas Blades A/S  
Weld County  
Weld County School District  
Woodward Inc.

Source: BizWest 2024 Book of Lists

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