

# 5100 BOYD LAKE AVENUE

LOVELAND, COLORADO 80538

\$16,000,000 (\$168/SF) SALES PRICE | \$12.00/SF NNN LEASE RATE  
95,472 SQUARE FEET | 13.57 ACRES



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The terms and conditions stated in this section will relate to all of the sections of the package as if stated independently therein. If, after reviewing this package, you have no further interest in purchasing the Property at this time, kindly return this brochure to the Broker at your earliest possible convenience.

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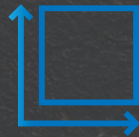
# EXECUTIVE SUMMARY

Cushman & Wakefield is pleased to offer 5100 Boyd Lake Avenue in Loveland, Colorado for sale and lease. The 95,472 SF industrial facility is located on 13.5 acres in the middle of Northern Colorado, adjacent to the Fort Collins/Loveland Regional Airport with great access to I-25 as well as Highway 392 and Highway 34. Both buildings have a minimum clear height sloping from 32' to 27' which allow for a variety of industrial uses and functional layouts for warehousing and fabrication/assembly. There are multiple overhead cranes located within the property ranging from 1-ton cranes to 10-ton cranes and thirteen overhead drive-in doors to allow for ease of movement of heavy industrial equipment throughout all of the warehouse/shop space. The property also has heavy power with a total of 3,200 amps on site in 220-volt and 480-volt, 3-phase service. Within the fenced outside storage of the property is located a rail spur connecting to the Union Pacific railroad to facilitate shipping and receiving of materials and equipment.

**Please contact the listing brokers for more information.**



**95,472 SF**  
TOTAL AVAILABLE



**13.57 ACRES**  
LAND SIZE



**INDUSTRIAL**  
ZONING



**135 PARKING**  
STALLS  
PARKING










**\$16,000,000**  
SALES PRICE

**\$12.00/SF NNN**  
LEASE RATE










# INVESTMENT HIGHLIGHTS

## HIGHLIGHTS

-  Coveted extensive fenced outdoor storage on 13.57 acres
-  Located on  rail line with spur on property
-  4 Miles to , located near major Amazon distribution facilities and 50 miles to Denver, Colorado
-  Multiple building cranes and **30' ceiling height**
-  Remodel and expansions in 2012, 2013, 2014 & 2021

## PROPERTY FEATURES

-  Air lines throughout east and west buildings
-  Sprinklers throughout east and west buildings
-  Radiant and overhead heat in both buildings
-  Security cameras
-  Yard drains
-  Fully fenced yard with multiple gated access points
-  Adjacent to Fort Collins-Loveland Regional Airport (FNL)





# UNION PACIFIC RAILROAD



At Union Pacific Railroad, we're prepared to ship just about anything: coal and chemicals, food and forest products, automobiles and agricultural products - safely and on time. We offer our customers the most efficient, environmentally friendly transportation solutions available today.



5100 BOYD LAKE AVENUE





# FLOOR PLAN

## WEST BUILDING

### WEST BUILDING SIZE

62,220 SF

### CLEAR HEIGHT

32' sloping to 27'

### POWER

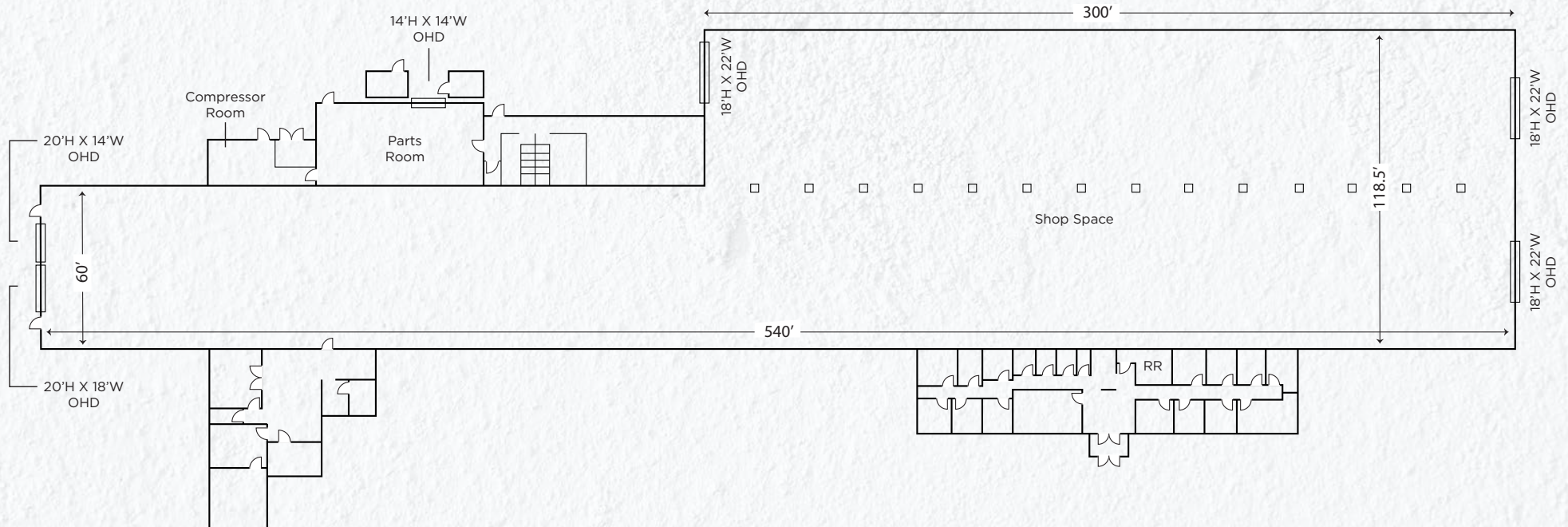
2,000 Amps

### LOADING

- (3) 18' x 22' OHD
- (1) 20' x 18' OHD
- (1) 20' x 14' OHD
- (1) 14' x 14' OHD

### OTHER FEATURES

- (2) 1-Ton Cranes
- (9) 10-Ton Cranes
- Exterior Vent Fans
- 21 Offices
- Conference Room
- Compressor Room
- Parts Room
- Break Room
- Locker Room
- Restrooms



Square footages reported are strictly estimates, subject to official measurement.



# FLOOR PLAN

## EAST BUILDING

### EAST BUILDING SIZE

33,252 SF

### CLEAR HEIGHT

30' sloping to 28'

### POWER

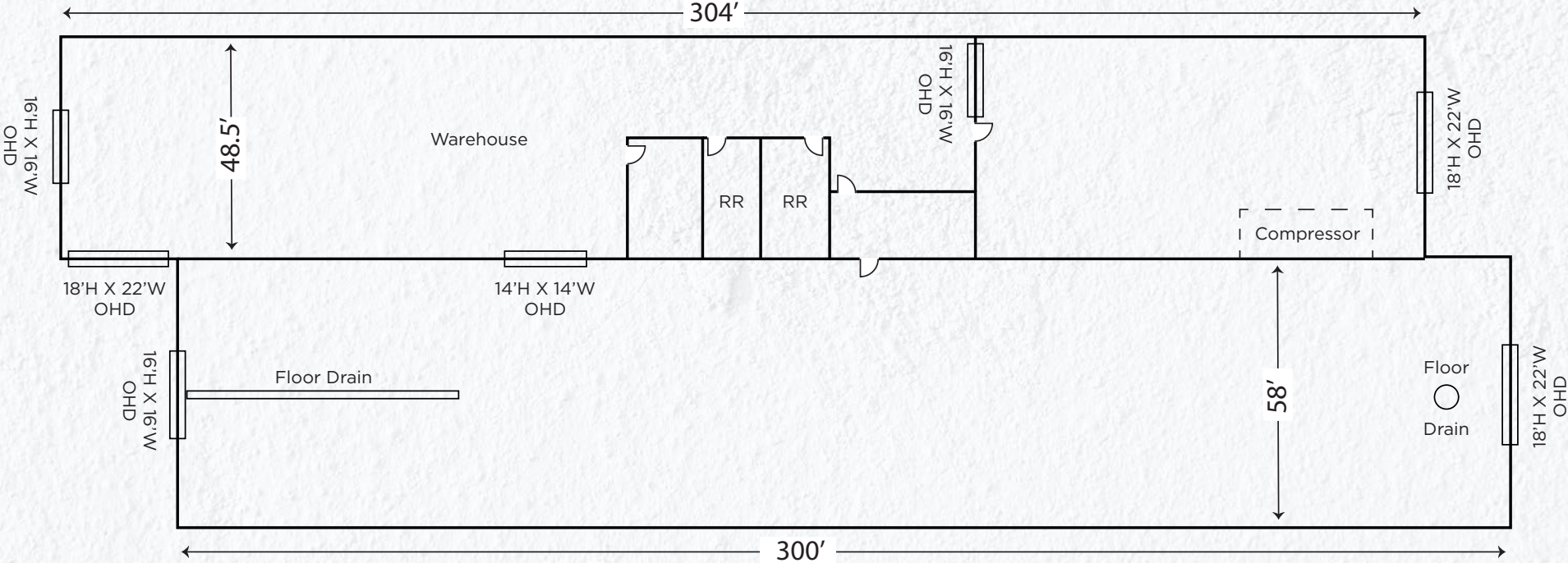
1,200 Amps

### LOADING

- (3) 18' x 22' OHD
- (3) 16' x 16' OHD
- (1) 14' x 14' OHD

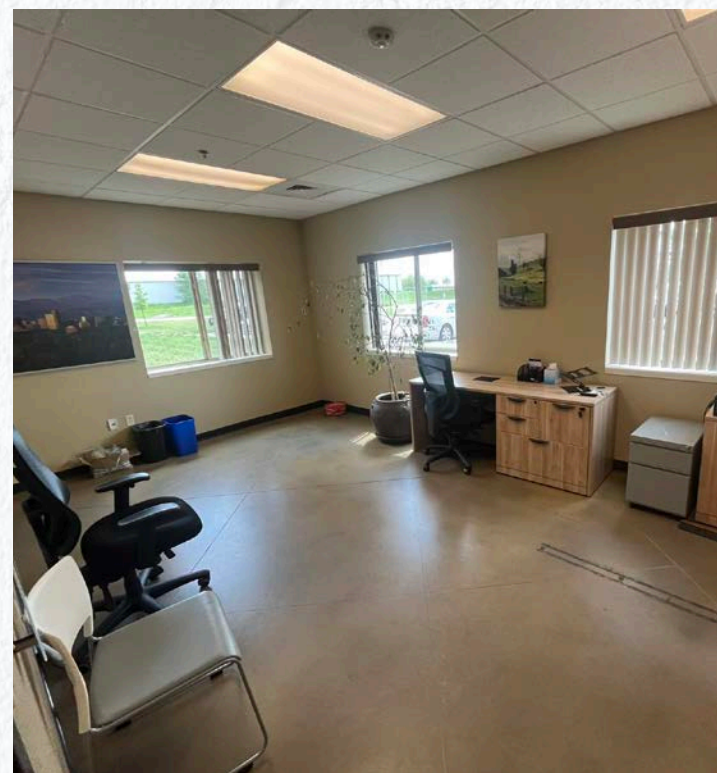
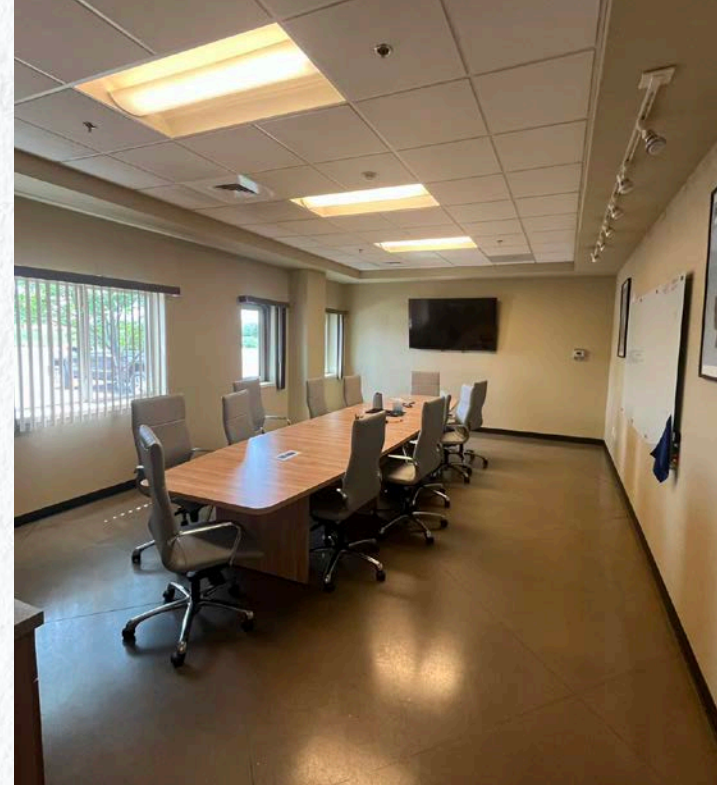
### OTHER FEATURES

- (3) 10-Ton Cranes
- Floor Drains
- Warehouse Racking
- Compressor
- Exterior Vents
- 3 Private Offices
- 2 Restrooms
- Break Room
- Conference Room

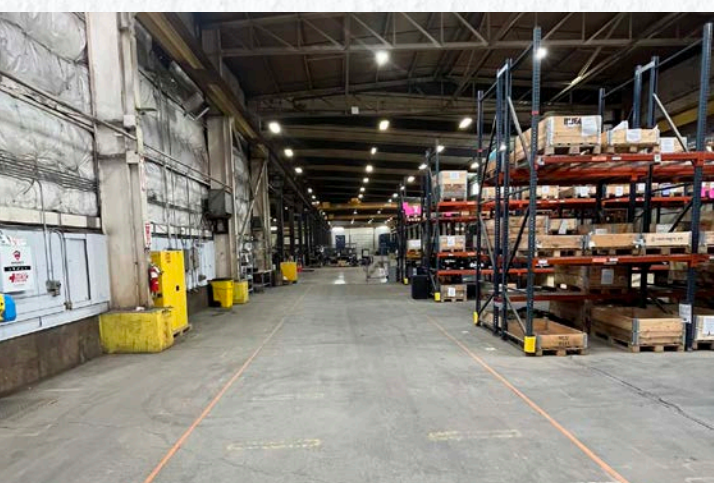
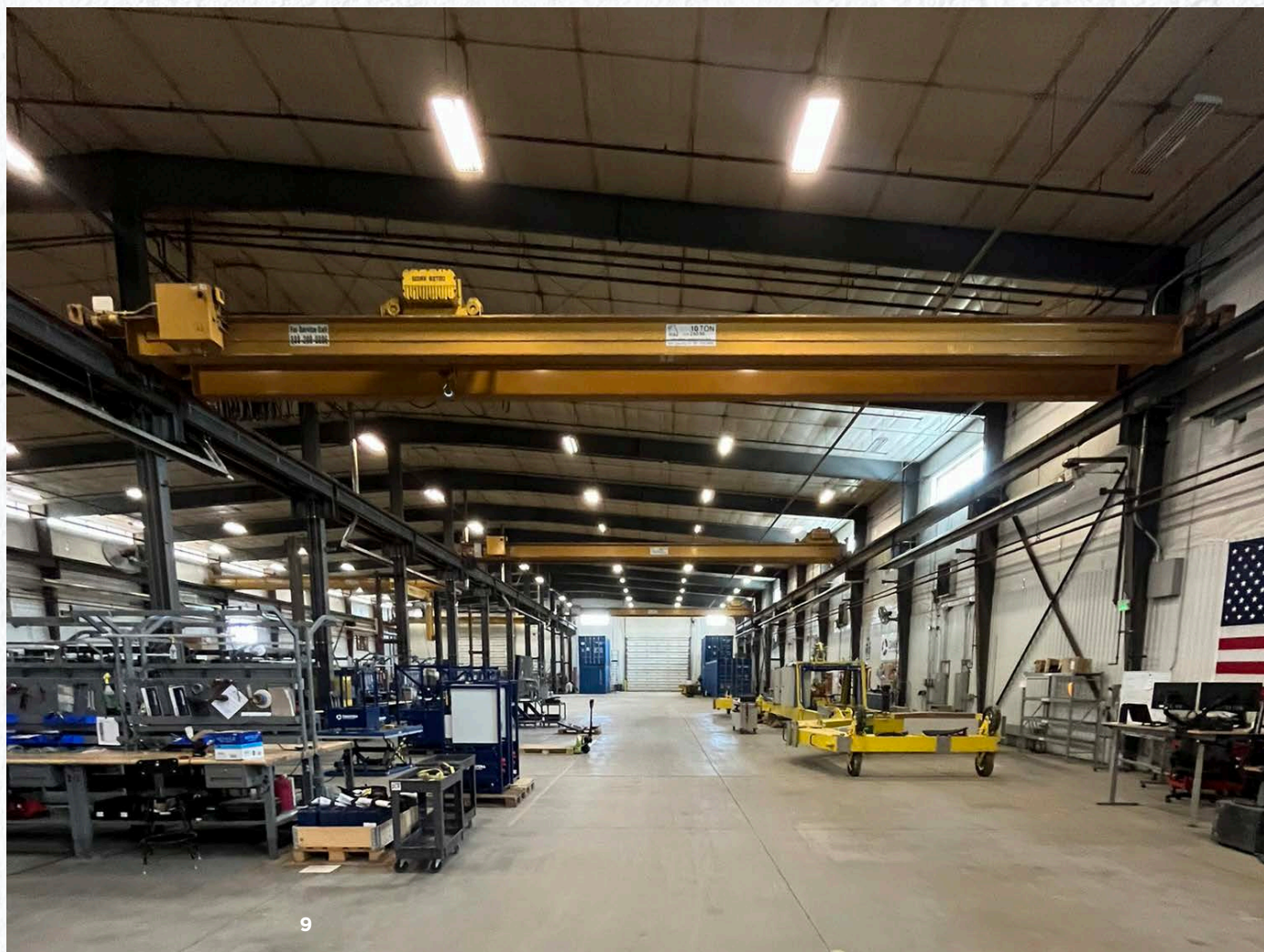
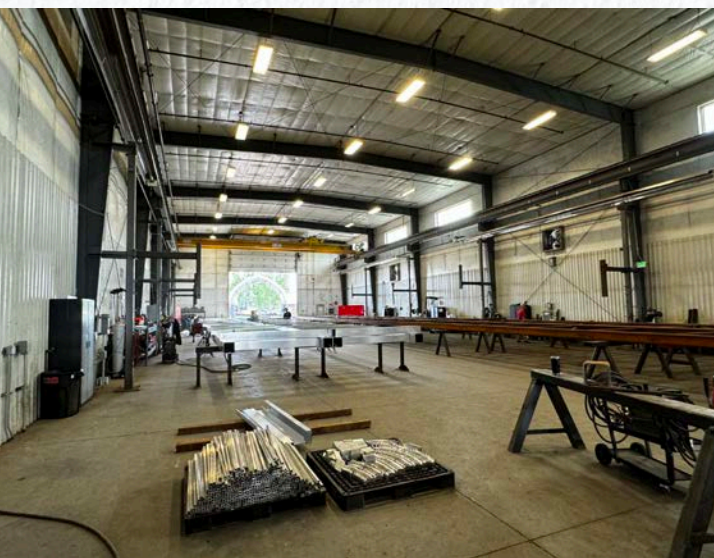


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## MARKET OVERVIEW

# NORTHERN COLORADO FRONT RANGE

Situated against the Rocky Mountains to the west and Wyoming to the north, Northern Colorado and Weld and Larimer counties are known for a culture of innovation and entrepreneurial spirit among a set of diverse industries. Consistently ranked nationally as one of the best places to live, work and pursue lifelong learning, this region is a thriving hub of both commerce and culture. The diverse employment base makes Northern Colorado a prime area for business and industry growth. Northern Colorado's top industry clusters include: agriculture, bio/life sciences, business services, energy, and manufacturing.

Interstate 25 is the main corridor providing access to the entire Northern Colorado region. Major cities include Loveland, Greeley, Fort Collins, Longmont, Boulder and the northern suburbs of Denver. Numerous smaller communities surround the area. Interstate 25 is rated by the Colorado Department of Transportation as the busiest highway in the state. Local media have reported that the current traffic count on I-25 between Longmont and Fort Collins is approximately 68,000 vehicles per day, or almost 25 million a year.

*Source: choosecolorado.com*



## DEMOGRAPHIC HIGHLIGHTS NORTHERN COLORADO REGION

*Source: upstatecolorado.org*



**702,334**

**Total Population (2022)**



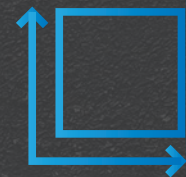
**\$65,758**

**Average Annual Wage**



**372,973**

**Labor Force**



**6,651**

**Total Square Miles**



# DRIVE TIMES

**32 MIN**

GREELEY

**24 MIN**

FORT COLLINS

**51 MIN**

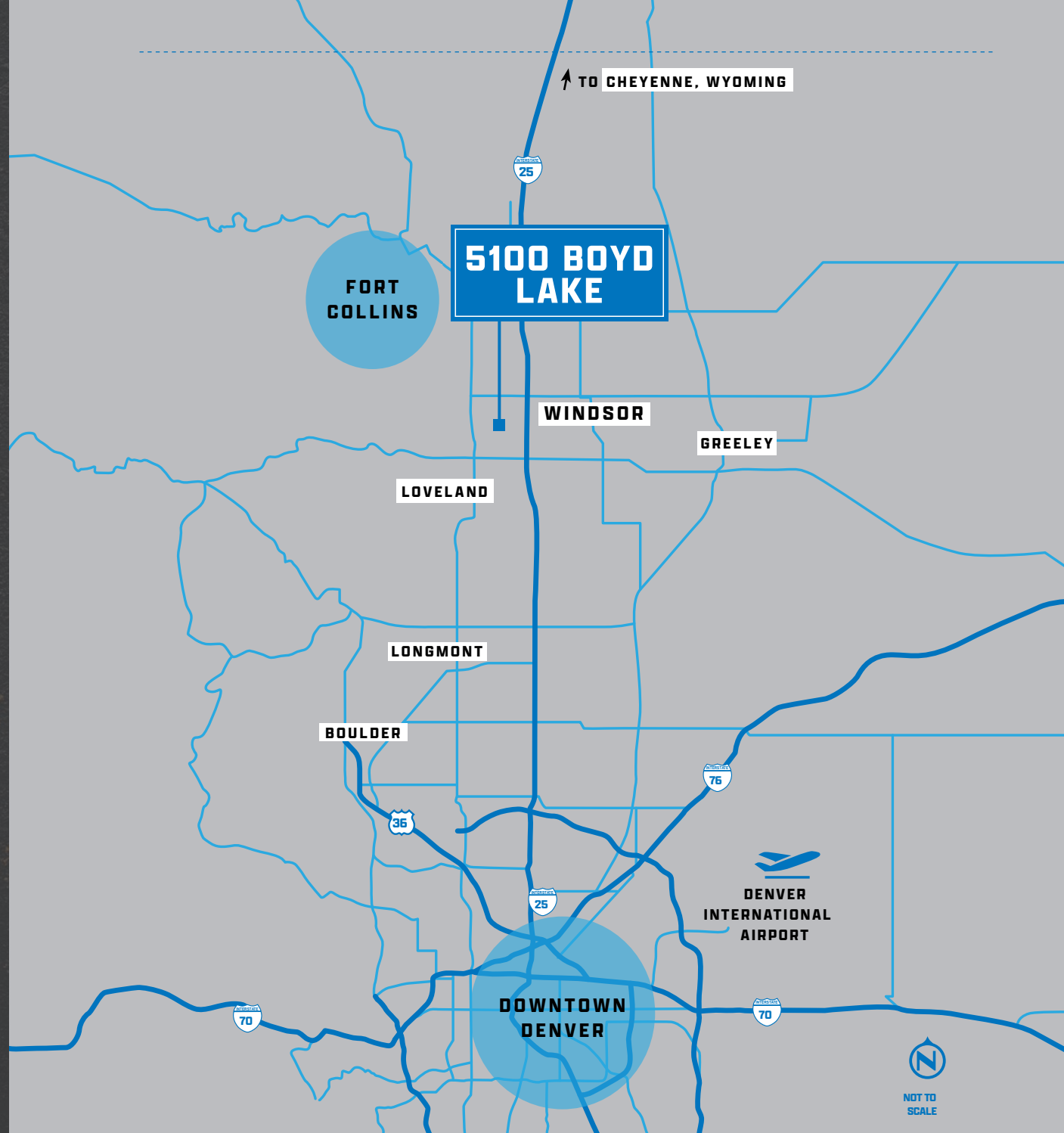
CHEYENNE, WYOMING

**50 MIN**

DENVER INTERNATIONAL  
AIRPORT

**56 MIN**

DOWNTOWN DENVER





# MARKET OVERVIEW

## REGIONAL CULTURE

- Regional collaboration between municipalities and business to facilitate investment and job growth
- Innovative partnerships that provide support for key industry sectors
- Support of small business, innovation, entrepreneurship, through higher education partnerships
- National leader in workforce initiatives
- Culture that promotes and develops quality of life

## QUALITY OF LIFE

- Rocky Mountain National Park
- Public parks & lands in over 40 communities
- Variety of cultural opportunities spread throughout the region
- Variety of housing allows for growth in regional labor shed to support growing economy
- Locally-driven investment in community development



### TOP EMPLOYERS

Vestas



Banner Health

### HIGHER EDUCATION



COLORADO STATE UNIVERSITY



### KEY INDUSTRY CLUSTERS

- Advanced Manufacturing
- Health & Wellness
- Energy & Natural Resources
- Food & Agriculture
- Transportation & Logistics





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