

PHASE 1

**SOLD
OUT**

NOW SELLING
PHASE 2!

ESTIMATED DELIVERY: Q3-2025



400 W 66TH ST

LOVELAND, CO 80538

NEW CONSTRUCTION INDUSTRIAL / FLEX UNITS
AVAILABLE FOR SALE OR LEASE



REPRESENTATIVE PHOTO (SISTER BLDG.)

±2,600 - ±15,744 SF AVAILABLE

SALE PRICE: \$649,500 - \$3,936,000

LEASE RATE: \$18.00/SF NNN (Est. \$6.00/SF)



Property Information

Introducing Roadhouse Loveland

Northern Colorado's premier light industrial complex to consist of approximately 60,000 SF of Class A light industrial / flex space across three buildings. Available for sale or lease, Building C consists of $\pm 15,744$ main floor square feet divisible up to six $\pm 2,600$ SF condo units. Built to last, every aspect of this building was designed with quality in mind. Roadhouse Loveland boasts several modern features such as tilt-up concrete construction, low-e clerestory windows providing abundant natural light, oversized high-lift drive-in doors, full concrete drive aisles, heavy 3-phase power, and a 6" reinforced concrete slab. Located in Longview Business Park, it offers easy access to Hwy 287 and Hwy 392, ensuring swift connections to I-25 and proximity to both Loveland and Fort Collins.



BUILDING FEATURES:

Building Size	$\pm 15,744$ SF
Divisible	$\pm 2,600$ SF
Site Size	4.23 AC
Construction	Tilt-up concrete
Power	1,400a, 208v, 3-phase (200a per unit)
Clear Height	26' - 28'
Loading	6 High-lift OHDs (14' x 14')
Parking Ratio	160 Spaces, 2.73 : 1,000
Zoning	I - Developing Industrial
Sale Price	\$250/SF
Lease Rate	\$18.00/SF NNN (Est. \$6.00/SF)

Building C Photos and Features

HIGHLIGHTS:

- Comprehensive surveillance camera coverage
- Near retail corridor and close to amenities
- Future Building B provides flexible expansion potential within the complex
- Building is approved for mezzanine for additional office or storage space
- Water, sanitary, and gas lines in place
- Easily serve both Loveland and Fort Collins from the prime location in Longview Business Park
- Short-term lease options available
- contact Broker for details



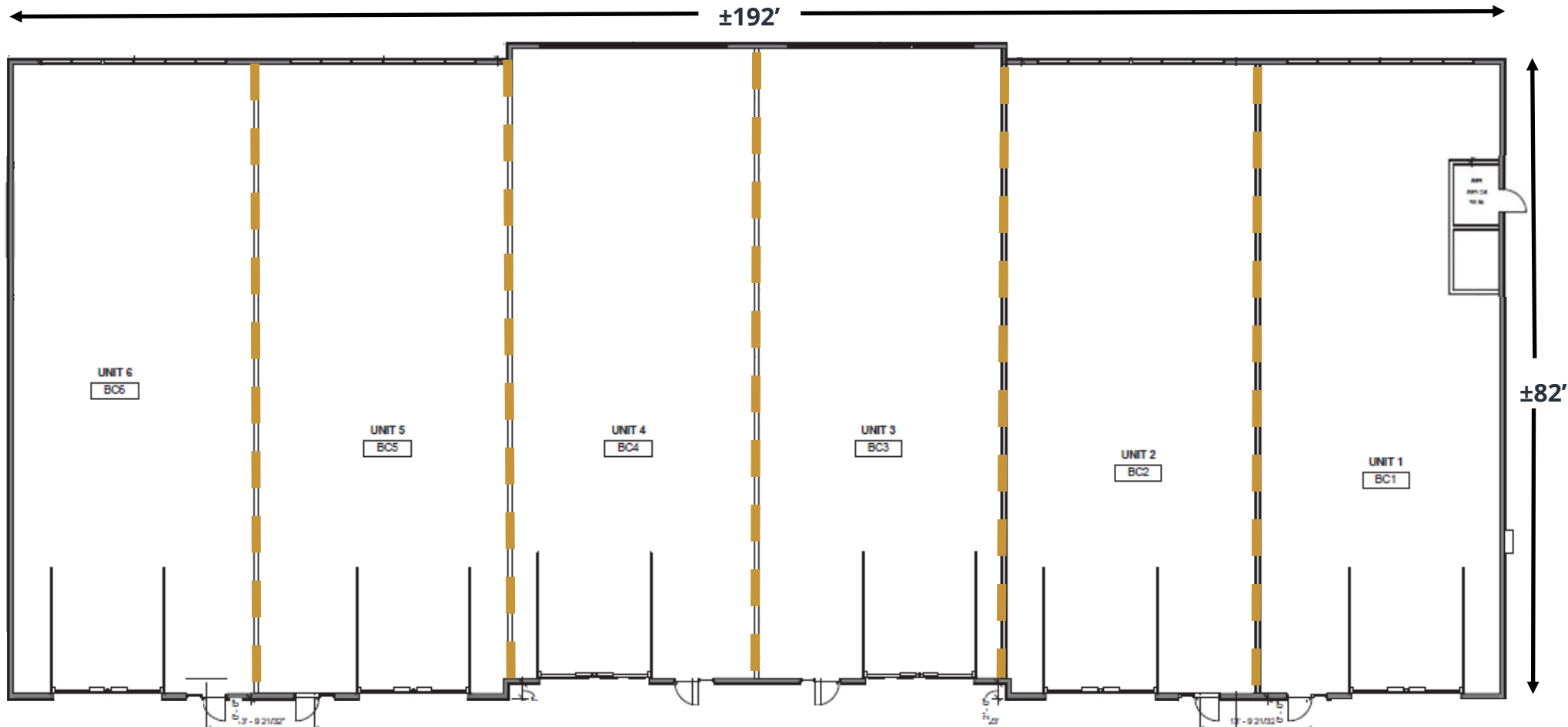
Site Plan



BUILDING C WEST ELEVATION



Floorplan & Demising Options



Building C consists of $\pm 15,744$ SF that can be demised into six $\pm 2,600$ SF units that can be purchased or leased individually or contiguously.

— = Potential Demising Options

FORT COLLINS

E Harmony Rd

S Lemay Ave

S Timberline Rd

E Trilby Rd



US Hwy 287



Boyd Lake Ave

Northern Colorado Regional Airport

Boyd Lake

LOVELAND



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DRIVE TIMES:

Fort Collins:	8 min 4.6 miles
I-25:	10 min 6.5 miles
DT Loveland:	10 min 4.8 miles
Denver International Airport:	56 min 60.7 miles

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