

PHASE 1

**SOLD  
OUT**

NOW SELLING  
PHASE 2!

ESTIMATED DELIVERY: LATE Q3-2025



**400** W 66TH ST

LOVELAND, CO 80538

NEW CONSTRUCTION INDUSTRIAL / FLEX UNITS  
AVAILABLE FOR SALE OR LEASE



REPRESENTATIVE PHOTO (SISTER BLDG.)

**±2,283 - ±20,881 SF AVAILABLE**

SALE PRICE: \$675,750 - \$5,220,250

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 66,000 SF of Class A light industrial / flex space across three buildings. Available for sale or lease, Building C consists of  $\pm 20,881$  square feet divisible up to seven  $\pm 2,983$  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 14' high drive-in doors, full concrete drive aisles, heavy 3-phase power, a 6" reinforced concrete slab, and low-e clerestory windows providing abundant natural light. 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 C WEST ELEVATION



### BUILDING FEATURES:

<b>Total SF</b>	$\pm 20,881$ SF
<b>Min. Divisible</b>	$\pm 2,283$ SF
<b>Site Size</b>	4.23 AC
<b>Construction</b>	Steel frame with stucco façade
<b>Power</b>	1,400a, 208v, 3-phase (200a per unit)
<b>Clear Height</b>	22' - 25'
<b>Loading</b>	7 Grade level OHDs (12' W x 14' H)
<b>Parking Ratio</b>	160 Spaces, 2.43 : 1,000
<b>Zoning</b>	I - Developing Industrial
<b>Sale Price</b>	Starting at \$250/SF
<b>Lease Rate</b>	\$18.00/SF NNN (Est. \$6.00/SF)



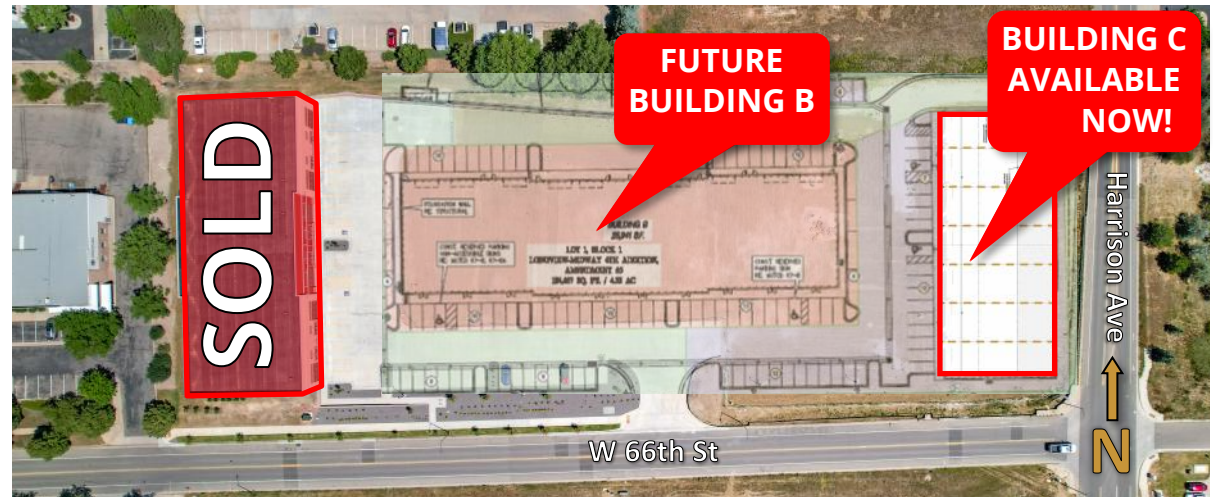
# Building C Photos and Features

## HIGHLIGHTS:

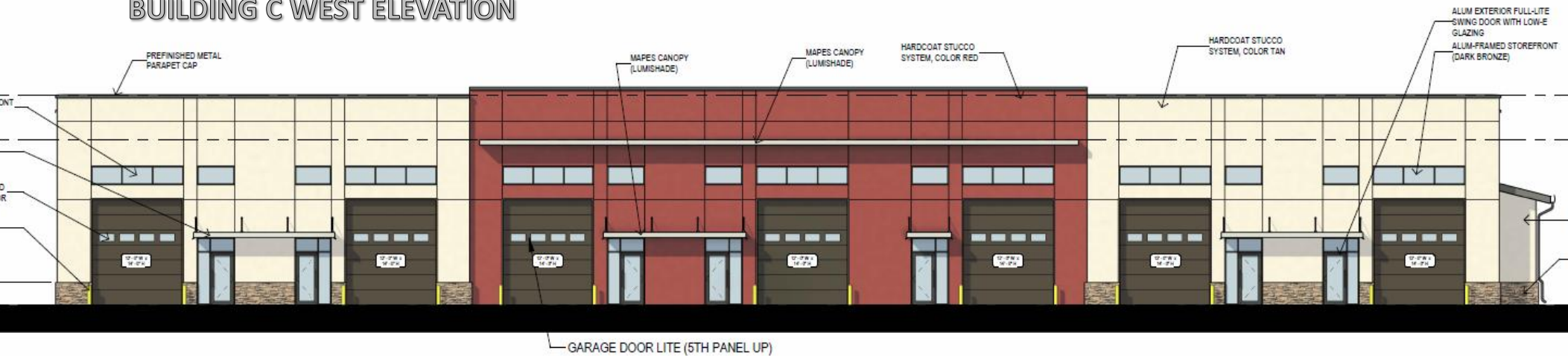
- Comprehensive surveillance camera coverage
- Near retail corridor and close to amenities
- Future Building B provides flexible expansion potential within the complex
- Mezzanine available for additional office or storage space
- Water, sanitary, and gas lines in place
- Easily serve both Loveland and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



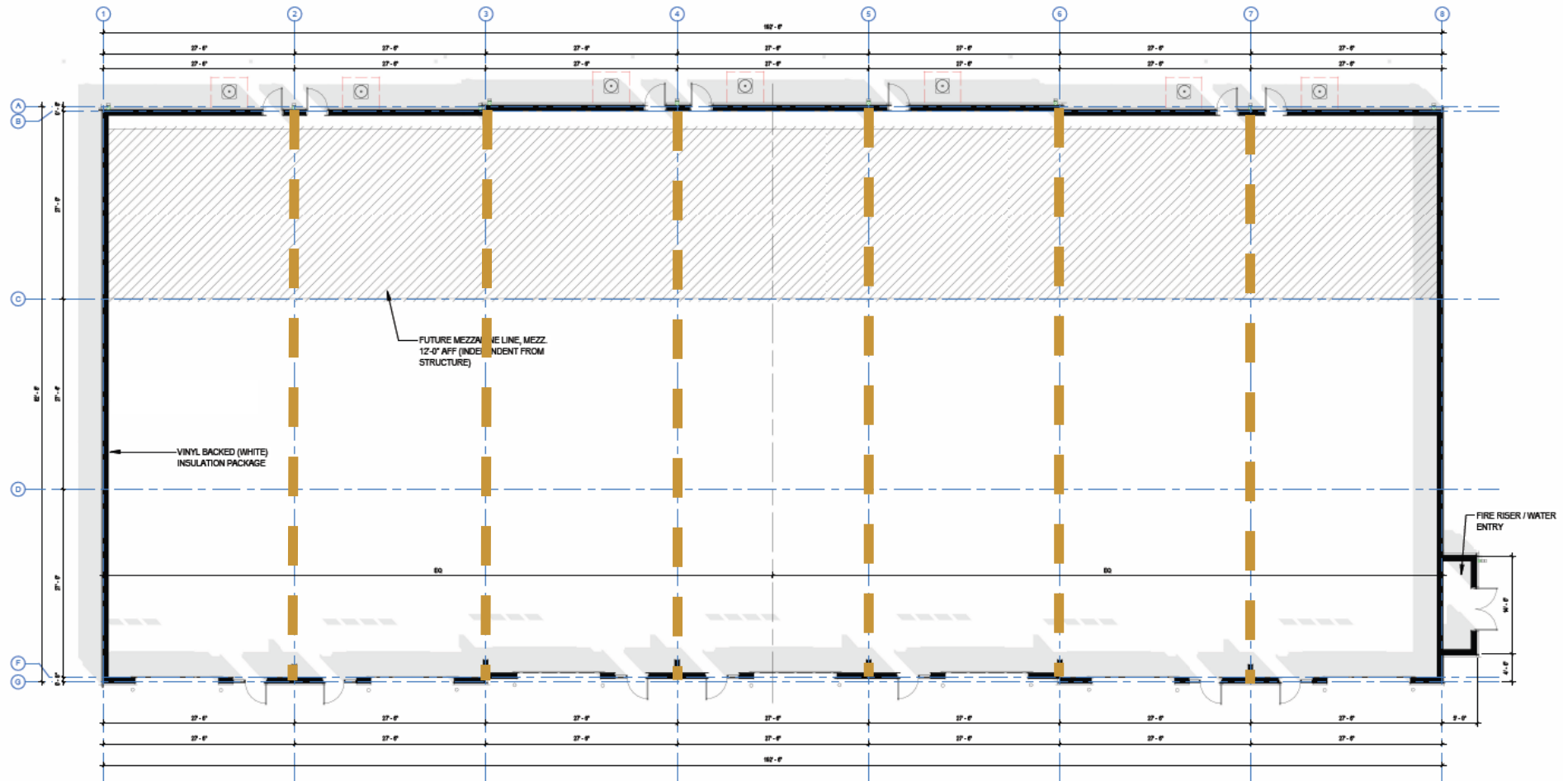
Site Plan



## BUILDING C WEST ELEVATION



# Floorplan & Demising Options



**Building C consists of ±20,881 total SF that can be demised into seven ±2,983 SF (2,283 SF main, 700 SF mezz) 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



**DAVID D'AMBROSIO**

Broker

970.988.3872

david@dambrosiocompany.com

**MARK A. O'DONNELL**

Senior Advisor

970.690.8885

idmark@comcast.net



Crystal  
Landscape  
Supplies



LOVELAND



## 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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