

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



±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:

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



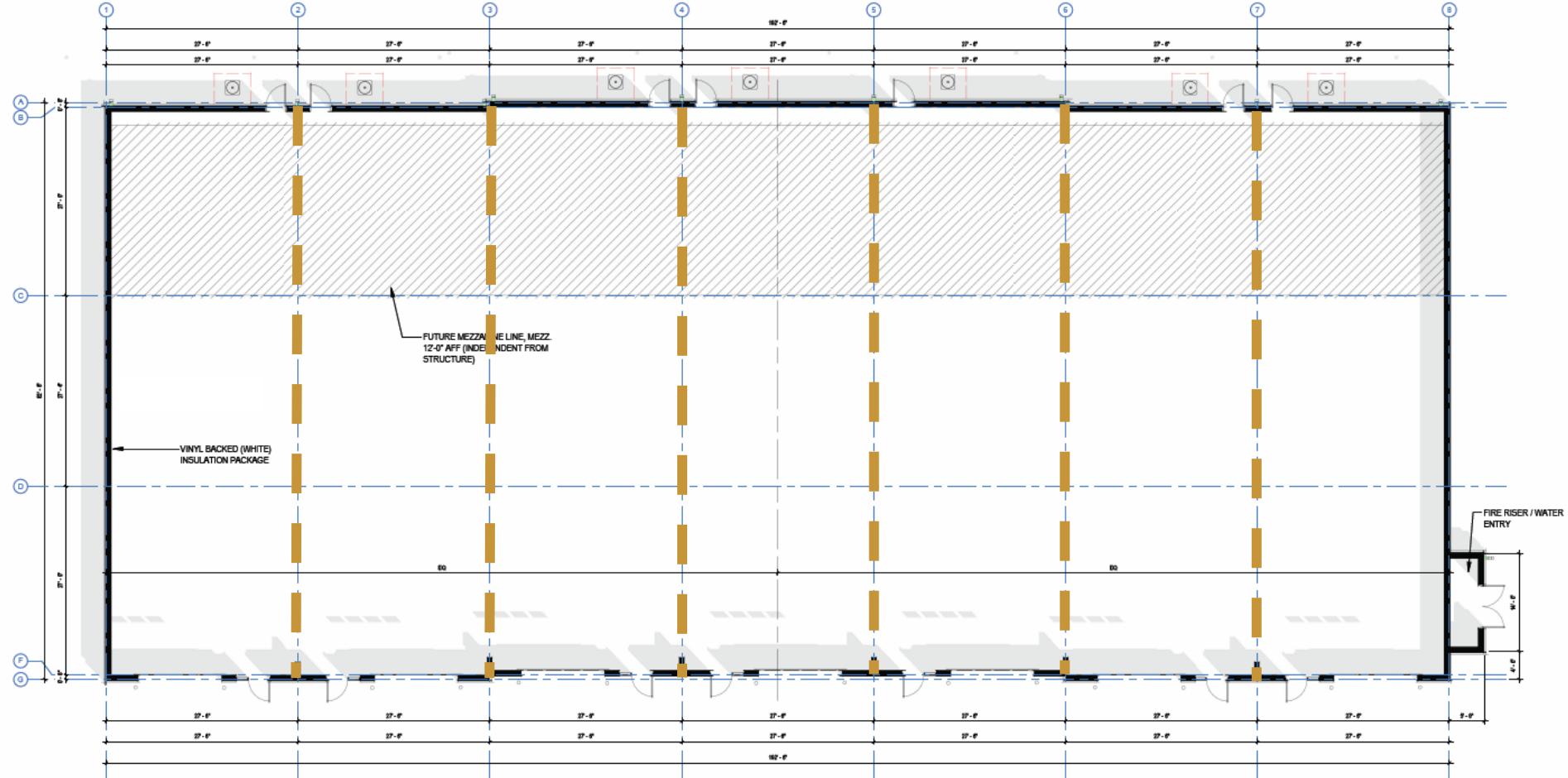
Site Plan



BUILDING C WEST ELEVATION



Floorplan & Demising Options



Building C consists of $\pm 20,881$ total SF that can be demised into seven $\pm 2,983$ SF (2,283 SF main, 700 SF mezz) units that can be purchased or leased individually or contiguously.

— = Potential Demising Options



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



DAVID D'AMBROSIO

Broker

970.988.3872

david@dambrosiocompany.com

MARK A. O'DONNELL

Senior Advisor

970.690.8885

idmark@comcast.net



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