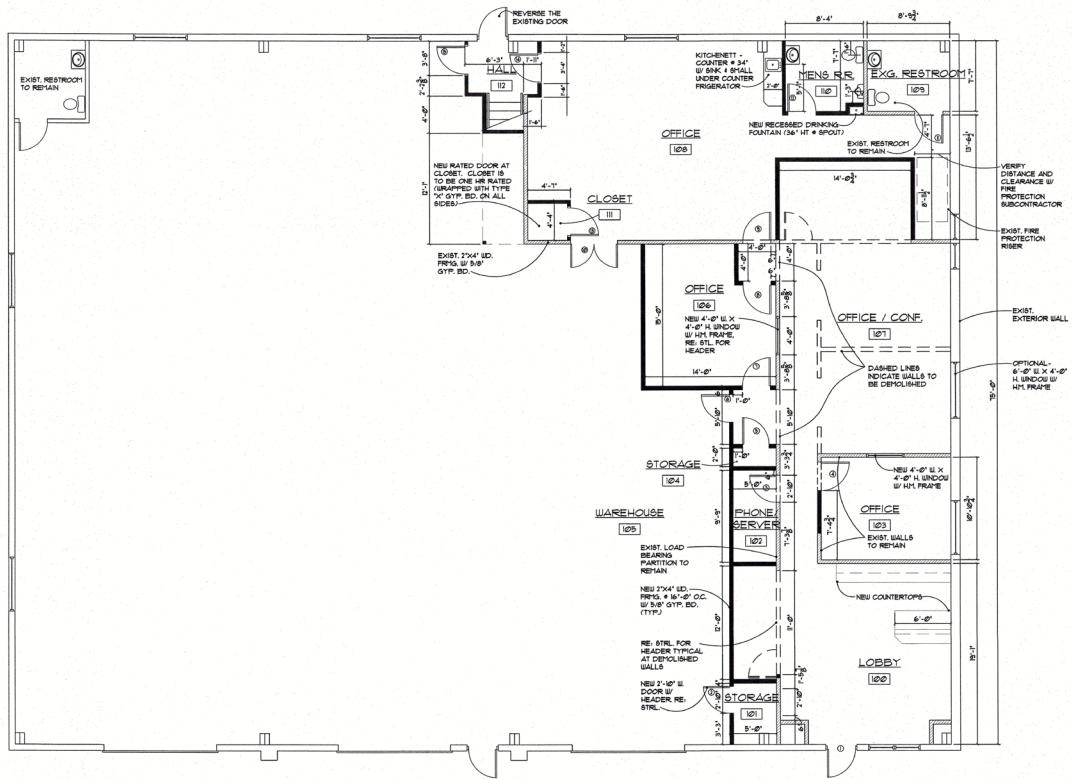


5740 Boeing Ave.

Loveland, CO
\$2,250,000

Integrated Business Facility with Warehouse

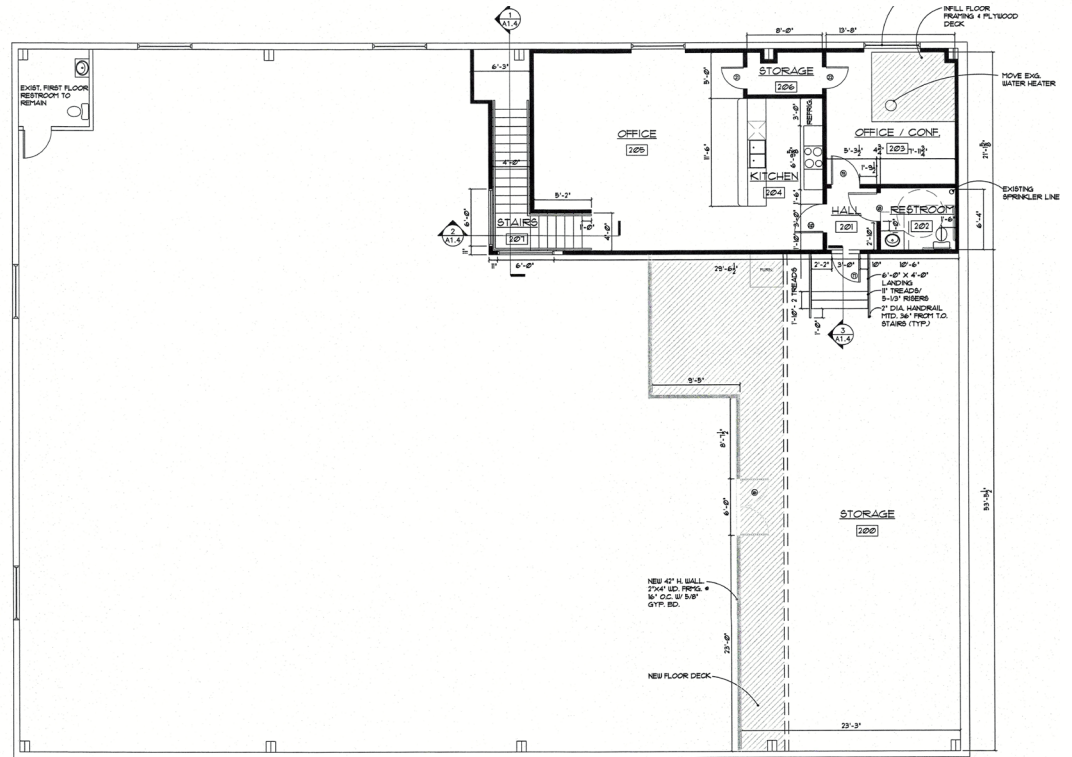




WALL LEGEND

	NEW 2 1/4" HD. STUCCO WALL
	EXIST. WALL TO REMAIN
	EXIST. INTERIOR WALL TO REMAIN
	EXIST. WALL TO BE REMOVED

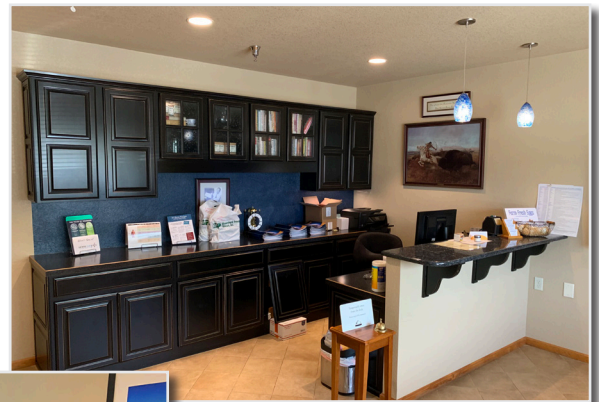
FLOOR PLAN
SCALE: 3/16" = 1'-0"



WALL LEGEND

	NEW 2 1/4" HD. STUCCO WALL
	EXIST. WALL TO REMAIN
	EXIST. INTERIOR WALL TO REMAIN
	EXIST. WALL TO BE REMOVED

SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"





PROPERTY INFORMATION:

- Warehouse and office is 9,994 sf
- 0.94 acres.
- Zoning is Developing Industrial
- Located off of I-25 and North of Crossroads Blvd
- 3 drive-in doors 12' x 14'
- 20' ft clear height
- 25 kW Generac Guardian Series Generator
- Comcast fiber optic internet connection

Area Demographics

Population:

3 Miles: 16,553

5 Miles: 70,960

Projected Population Growth 2019-2024:

3 Miles: 13.91%

5 Miles: 10.61%

Household Income:

3 Miles: \$106,815

5 Miles: \$84,631

Kyle R. Lundy
Senior Director | CCIM
970-443-2900
kylalundy@c3-re.com



Jesse Laner
Co-Founder | Owner
970-672-7212
jlaner@c3-re.com

The information on this property was acquired from sources deemed reliable however we do not warrant its accuracy and recommend that all aspects be independently verified by purchaser. © 2019 C3 Real Estate Solutions, LLC.

