

INDUSTRIAL CONDO FOR SALE OR LEASE

418 8th Street SE Unit B10-B11, Loveland, CO



PROPERTY DETAILS

Available Space:

Unit B10-B11 - 4,200 RSF
(not including 1,200 sf mezzanine bonus space)

Proposed Use:

Industrial / Warehouse / Flex / R&D

Features:

- (2) 12'x12' OH doors
- 400 Amp, 3 Phase power
- Full HVAC climate controlled warehouse

Zoning: (CC) Commercial Corridor
(Larimer County)

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SIERRA PLAZA SOUTH INDUSTRIAL

REDUCED LEASE RATE: \$12/RSF NNN (\$5.50/SF)

SALE PRICE: \$945,350 (\$175/SF)

- Functional flex, manufacturing, or office/warehouse with clean, quality finishes
- Great Southwest Loveland location with easy access to US Highway 287 and CO Highway 402
- Warehouse fully climate controlled - ideal for manufacturing, flex/R&D lab, art studio or other uses that desire climate control
- Excellent lighting and painted concrete floor in the warehouse
- Rear-loading with two 12'x12' OH doors with transom windows for natural light in WH
- Functional 1,200 SF of main floor office space, with 2 restrooms and 3 offices, plus employee break area and large office or training room on mezzanine area - not included in rentable area
- Click for Zoning Link: [Larimer County Municode](#)



DEMOGRAPHICS (Source: STDB Online 2026, radius)

	1 Mile	3 Mile	5 Mile
2025 Population	5,527	47,207	96,494
Avg. HH Income	\$73,636	\$96,422	\$110,608
Households	2,803	20,907	41,472
Businesses	768	2,716	3,988
Employees	6,158	26,569	42,503



TRAFFIC COUNTS (Source: STDBOnline)

US Hwy 287 just S. of 8th St.	20,000 VPD
8th Street east of US Hwy 287	1,500 VPD

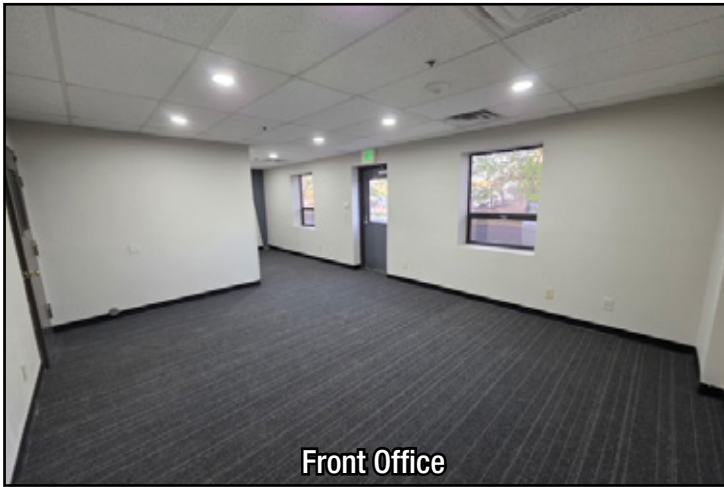
The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 8/10/2026

INDUSTRIAL SPACE FOR SALE OR LEASE

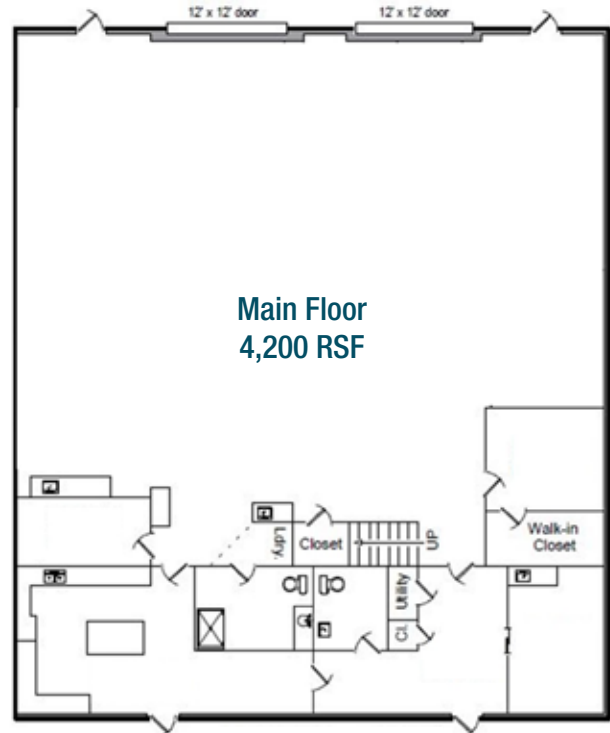
418 8th Street SE, Loveland, CO



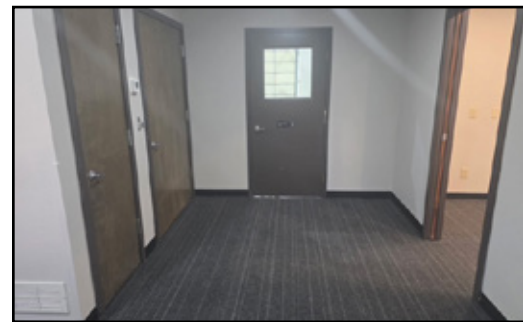
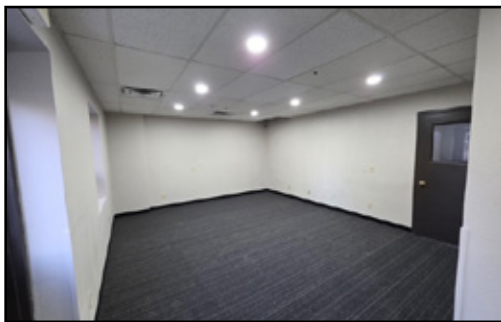
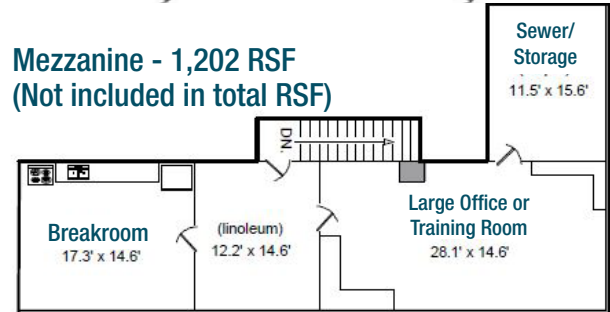
Open Warehouse



Front Office



Mezzanine - 1,202 RSF
(Not included in total RSF)



Mezzanine Bonus Space



Mezzanine Bonus Space



Open Warehouse

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418 8th Street SE, Loveland, CO



Downtown Loveland - 0.6 miles; 1 minute
Interstate 25 and CO Hwy 402 - 5 miles; 6 minutes
Fort Collins, CO - 14 miles; 20 minutes
Greeley, CO - 22 miles; 28 minutes
Denver, CO - 50 miles; 52 minutes



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