



PROPERTY DETAILS

Available Space: 12,500 - 24,000 SF

Lease Rate: \$10/SF NNN

Est. NNN: \$4.42/SF

Proposed Use:

- Warehouse
- Distribution
- Light industrial
- Manufacturing
- R & D
- Assembly

SOUTH LOVELAND INDUSTRIAL LEASE RATE: **\$10.00/SF NNN (\$4.42/SF)**

- New construction industrial/warehouse space in south Loveland
- Proximity to CO Hwy 402 and US Hwy 287; just 4.5 miles from I-25
- Accessible location 5 minutes from I-25 and 20 minutes from Longmont, Greeley, and Fort Collins
- Steel frame with all weather panel and insulated 24'-30' side walls for high bay storage
- 2 dock doors with levelers and 4 drive-in doors
- Ready for tenant improvements - \$10/SF TIA negotiable

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DEMOGRAPHICS (Source: STDB Online 2020)

	1 Mile	3 Mile	5 Mile
2019 Population	5,855	50,480	92,887
Avg. HH Income	\$71,011	\$77,578	\$86,927
Households	2,371	20,542	37,406
Businesses	413	2,438	3,504
Employees	3,039	20,902	33,159



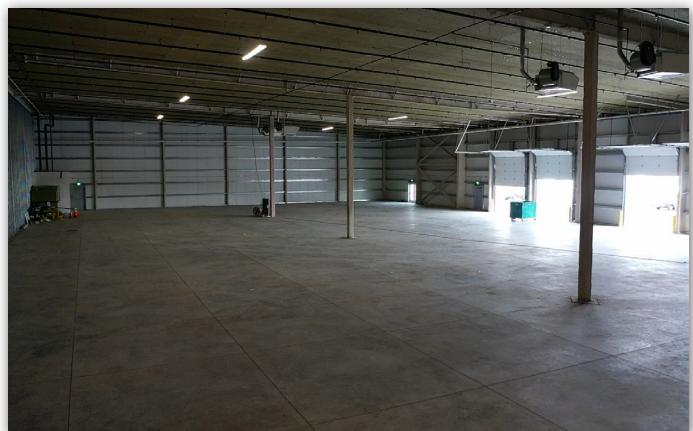
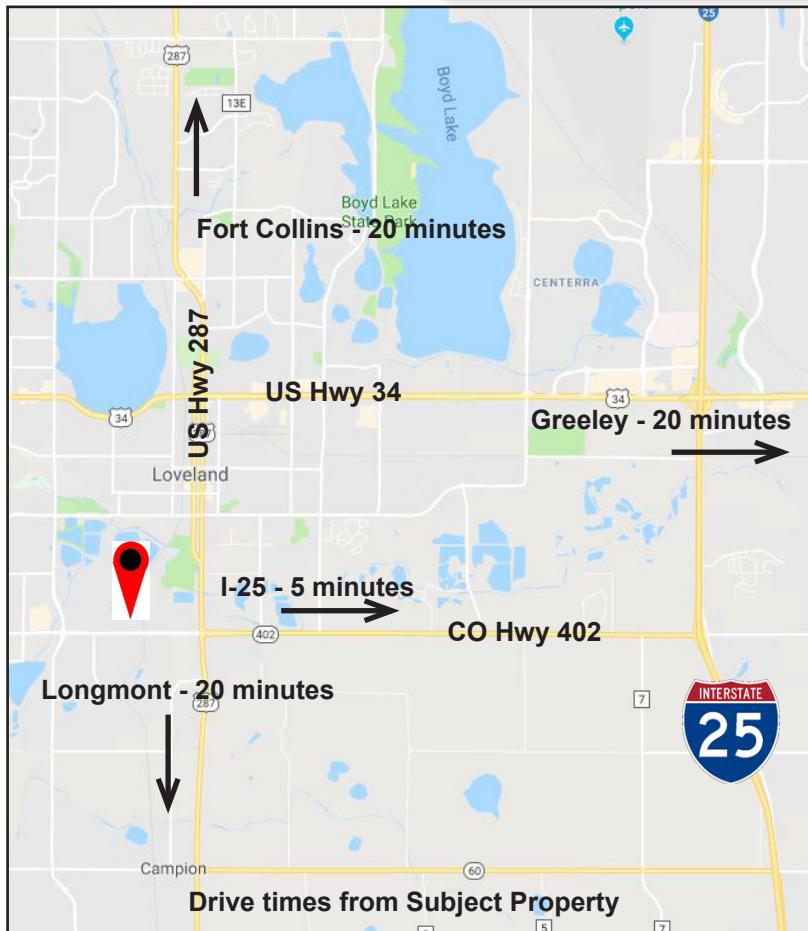
TRAFFIC COUNTS (Source: STDBOnline)

SW 14th / CO Hwy 402 near site	16,500 VPD
Roosevelt Ave. in front of site	1,750 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. 9/11/2020

1301 S. Roosevelt Avenue, Loveland, CO

Available Size:	12,500 - 25,000
Office SF:	Build to Suit
Parking:	45 spaces
Power:	Heavy - BTS
Sprinklers:	Fully sprinklered
Dock High Doors:	2 (14')
Drive-in Doors:	4 (14')
Ceiling Height:	24' - 30'
Occupancy Rating	H1 - H4



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