



MINDFULLY CREATING COMMUNITY

FULLY FENCED YARD SPACE FOR LEASE

655 8th Street SE, Loveland, CO



ONE YARD REMAINING

PROPERTY DETAILS

Available Space:

Yard A1: 0.9 Acres

Zoning: (I) Industrial (Larimer county)

Proposed Uses:

- Equipment or Vehicle storage
- Contractor storage
- Construction Materials storage

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SOUTH LOVELAND YARD SPACE

LEASE RATE: \$2,000/MONTHLY

- LAST YARD SPACE REMAINING!!
- Fully approved and secure yard space in convenient south Loveland location
- Ideal for work trailers, equipment storage, oil & gas laydown yard and many other uses
- Full perimeter security fence with individual security gates for yard
- Fully approved for outside storage by Larimer County - COMPLETE! Immediate occupancy available
- Quick access to CO Highway 402 and US Highway 287 - 7 minutes from I-25 and 20 minutes from Longmont, Greeley and Fort Collins
- Near downtown Loveland and many restaurants, banks, grocers and other retail amenities
- Yard is shared with moving & storage company



DEMOGRAPHICS (Source: STDB Online 2025, radius)

	1 Mile	3 Mile	5 Mile
2024 Population	5,825	46,840	96,945
Avg. HH Income	\$81,057	\$97,328	\$113,145
Households	2,912	20,565	41,322
Businesses	756	2,799	4,053
Employees	6,157	28,196	44,396



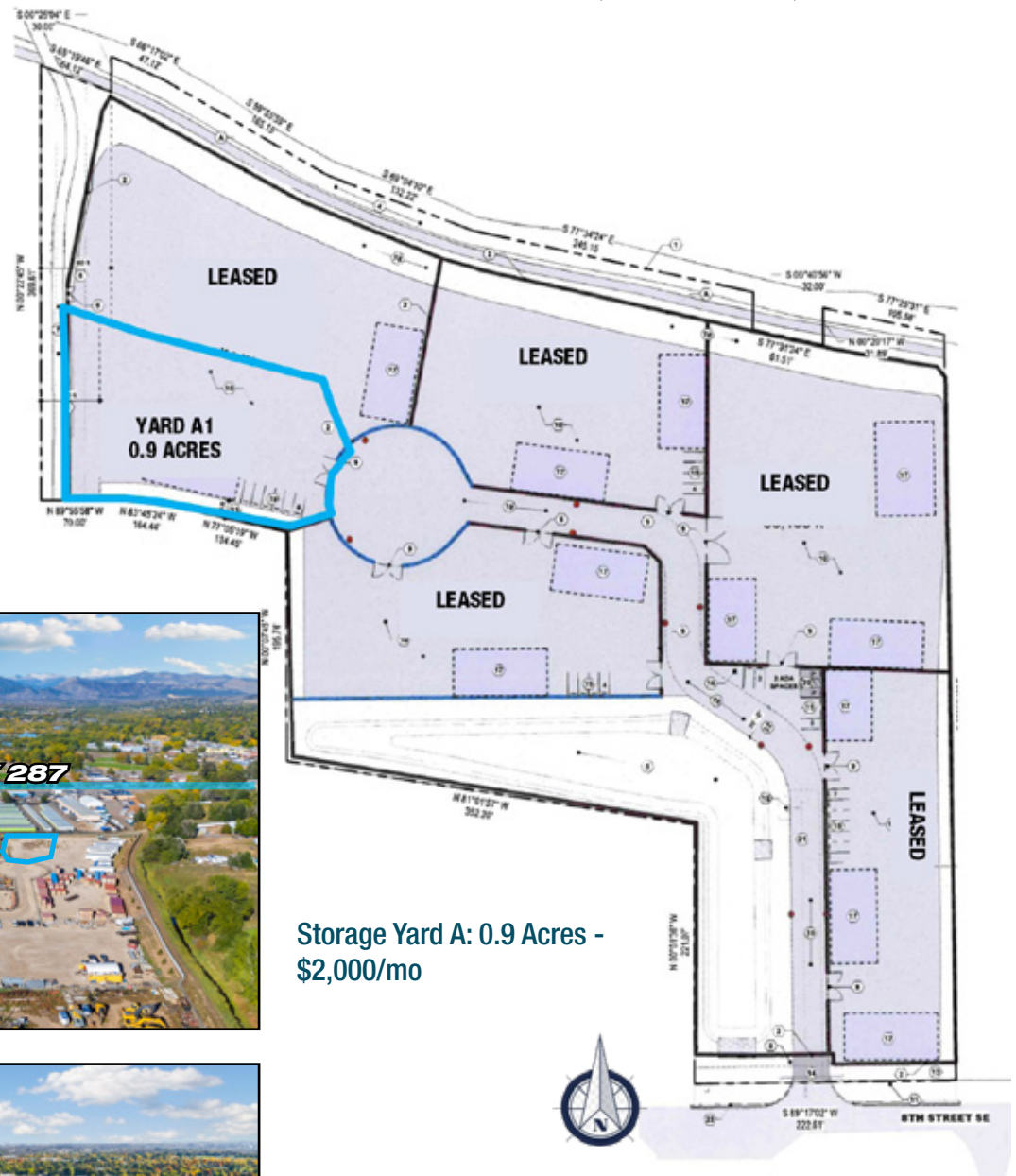
TRAFFIC COUNTS (Source: STDBOnline)

US Highway 287 @ 8th St. SE	19,789 VPD
8th St. SE near US Highway 287	1,100 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. 10/15/2025

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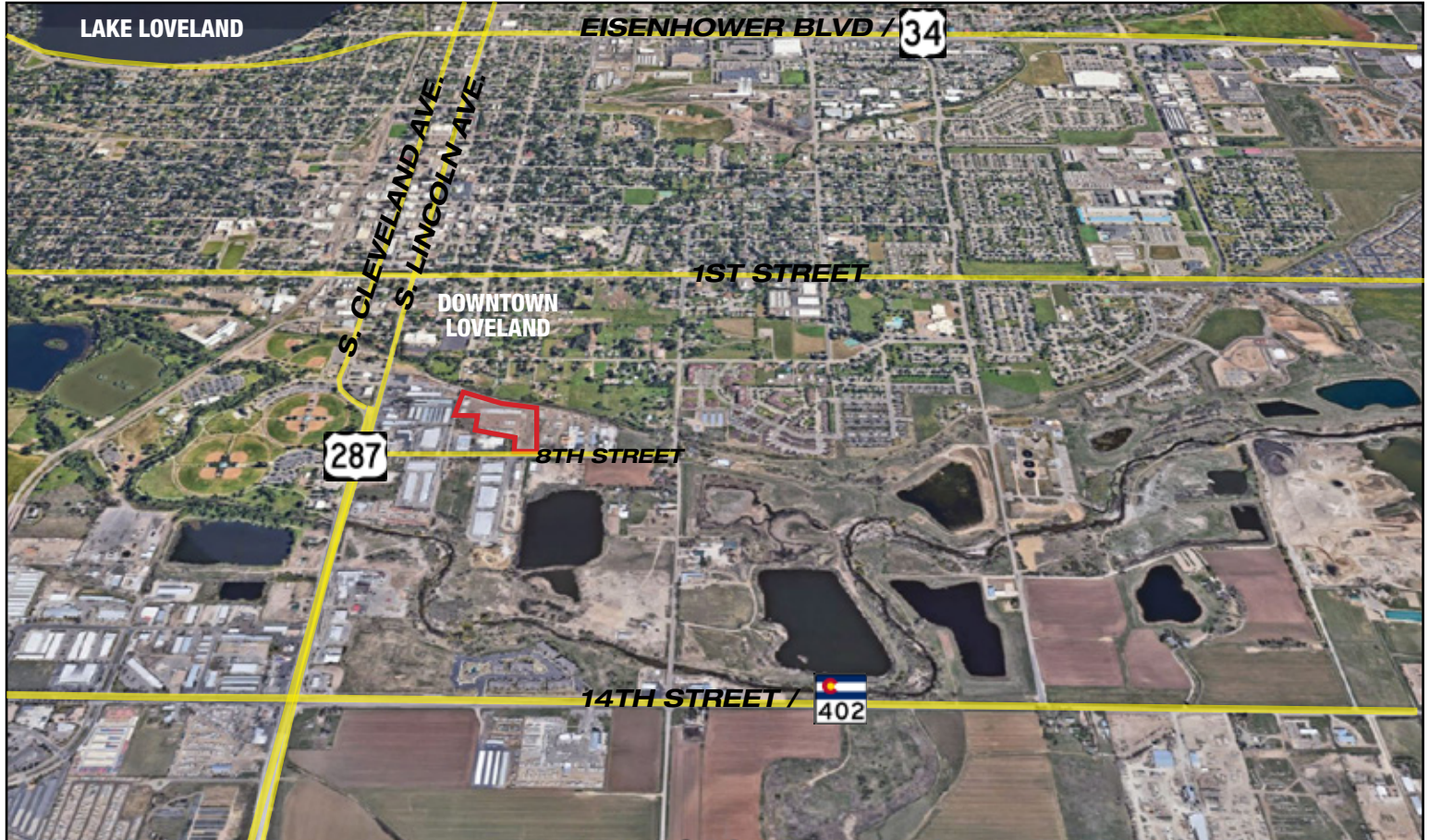


**Storage Yard A: 0.9 Acres -
\$2,000/mo**



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DRIVE TIMES:

Fort Collins - 31 min/14.7 miles
Windsor - 23 min/15.9 miles
Greeley - 32 min/22.6 miles
Longmont - 23 min/16.8 miles
Boulder - 46 min/32.6 miles
I-25 - 7 min/4.7 miles
Denver - 56 min/49.1 miles

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