

# FULLY FENCED YARD SPACE FOR LEASE

655 8th Street SE, Loveland, CO



## PROPERTY DETAILS

**Available Space:**

Yard A1: 0.90 Acres \$2,000/mo  
 Yard B: 0.97 Acres \$2,200/mo

**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 - \$2,200/MONTHLY

- 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 each yard
- Fully approved for outside storage by Larimer County - 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 A1 is shared with moving & storage company



**DEMOGRAPHICS** (Source: STDB Online 2026, radius)

	1 Mile	3 Mile	5 Mile
2025 Population	6,727	47,361	97,629
Avg. HH Income	\$77,450	\$95,616	\$110,875
Households	3,321	20,939	42,017
Businesses	791	2,819	4,101
Employees	6,307	27,740	44,519



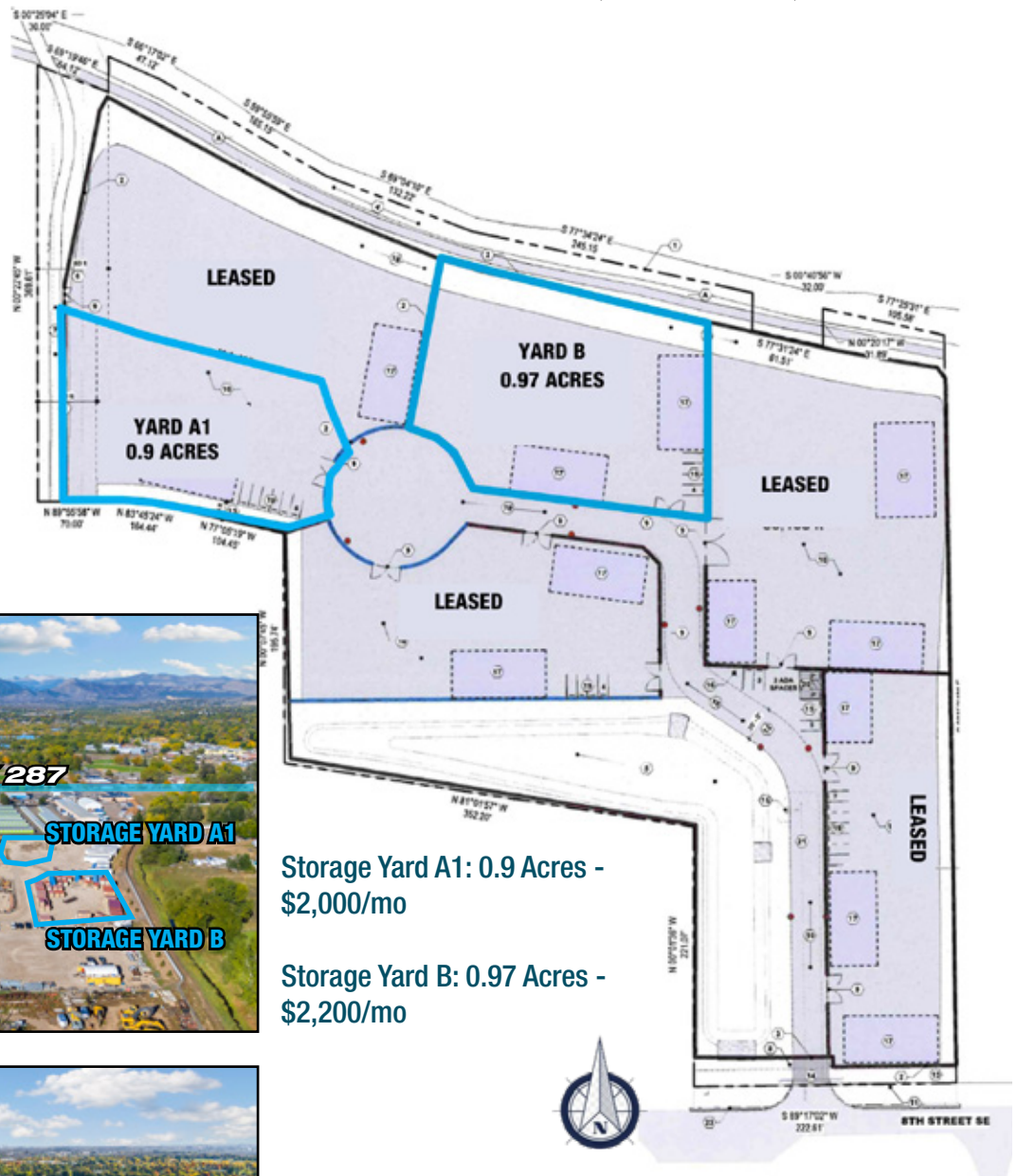
**TRAFFIC COUNTS** (Source: STDBOnline)

US Highway 287 north of 8th St. SE	11,200 VPD
8th St. SE near US Highway 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. 4/21/2026

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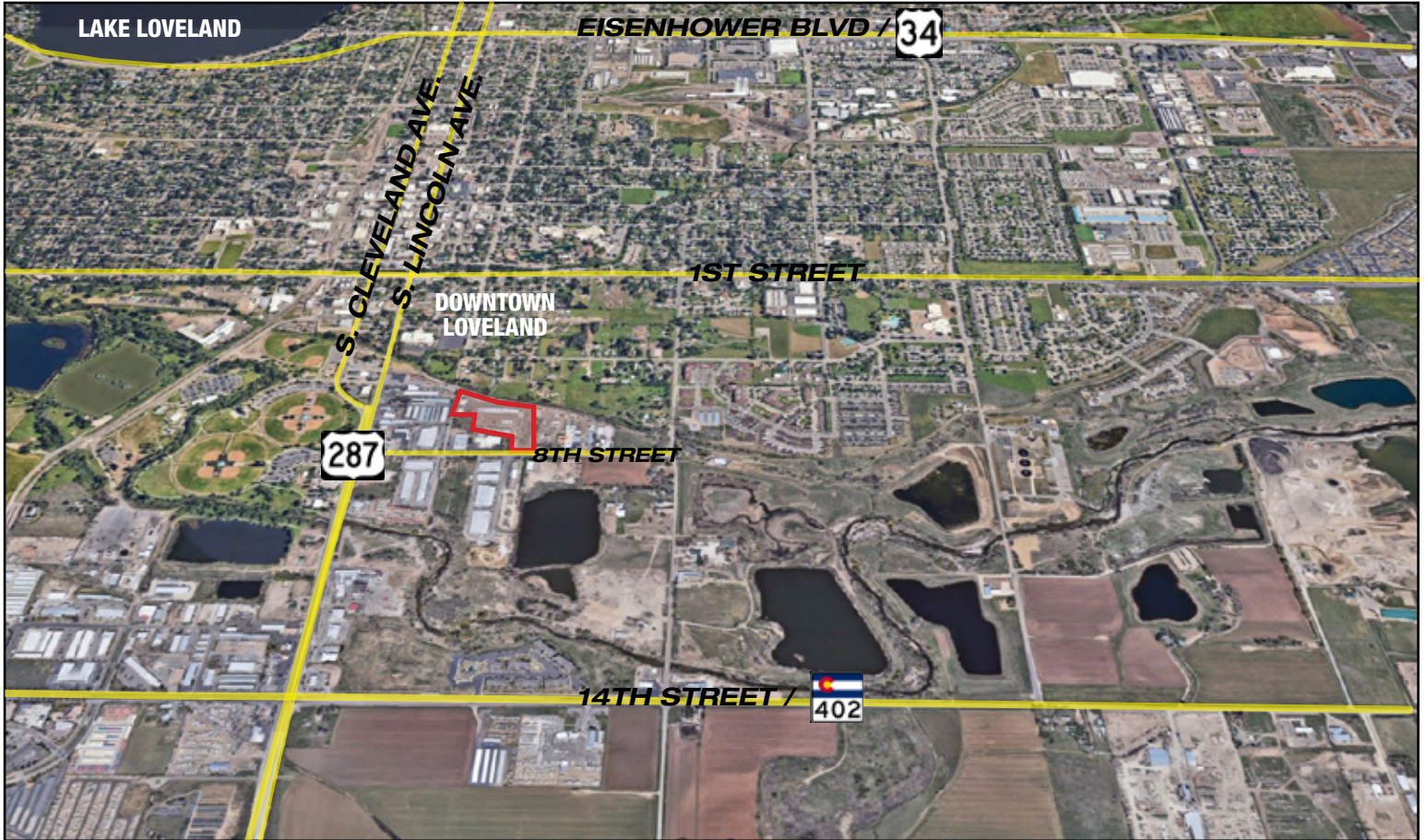
Storage Yard A1: 0.9 Acres - \$2,000/mo

Storage Yard B: 0.97 Acres - \$2,200/mo



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**STORAGE YARD MAIN ENTRANCE - SECURITY GATE**

**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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