

INDUSTRIAL ASSEMBLAGE



Addresses of 3 Offerings:

- 5635 Boeing Dr, Loveland (building)
- 5818 Lockheed Av, Loveland (lot)
- 5821 Lockheed Av, Loveland (lot)



Ample Parking

- 24,261 SF industrial office - warehouse
- Properties can be sold individually or together
- See floor plans
- 2 lots for \$8.15/SF
- Access I-25 by Crossroads Blvd or HWY 34
- Functional configuration
- All area measurements from Larimer County Assessor



Long-Term Tenant (39% Leased)



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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 03.02.26.



Property Adjacent to 1.34 Acres on 2 Lots for Sale

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5635 Boeing Dr (Industrial Building): \$3,498,796

OVERVIEW:

- Zoning: Developing Industrial (I)
- Area: 1.43 acres / 62,291 SF
- Building: 24,261 SF (Assessor)
- Year of construction and remodel: 1995, 1999
- Overhead doors: 2
- Taxes 2025 payable in 2026: \$80,768.33
- 32 parking spaces (1.32 per 1,000 SF)

OWNER-USER UNIT:

- 14,886 SF (61% of building)
- Price: \$2,302,718 (\$154.75/SF)

TENANT-OCCUPIED UNIT:

- Burke Cleaners (Tenant since 2007)
- 9,375 SF (39% of building)
- Current Lease Term: 10/01/23 – 09/30/28
- Current annual rent: \$98,067.00 = 8.2% cap rate
- Base rent = \$10.46/SF (3.0% Increase Yearly)
- NNN = \$4.89/SF
- Options: 4-5 Year Options (Base rent to be renegotiated per lease)
- Price: \$1,196,078

UTILITIES:

- Electric and Gas: separately metered
- Water/Sewer: one meter and billed by proportional SF share
- Trash: Tenant and Seller/Landlord contract and pay respective trash services



Long-Term Tenant Parking in Rear



High-Bay Warehouse with Overhead Door



Clean Warehouse



View of Warehouse from Second Floor Offices



Break Room

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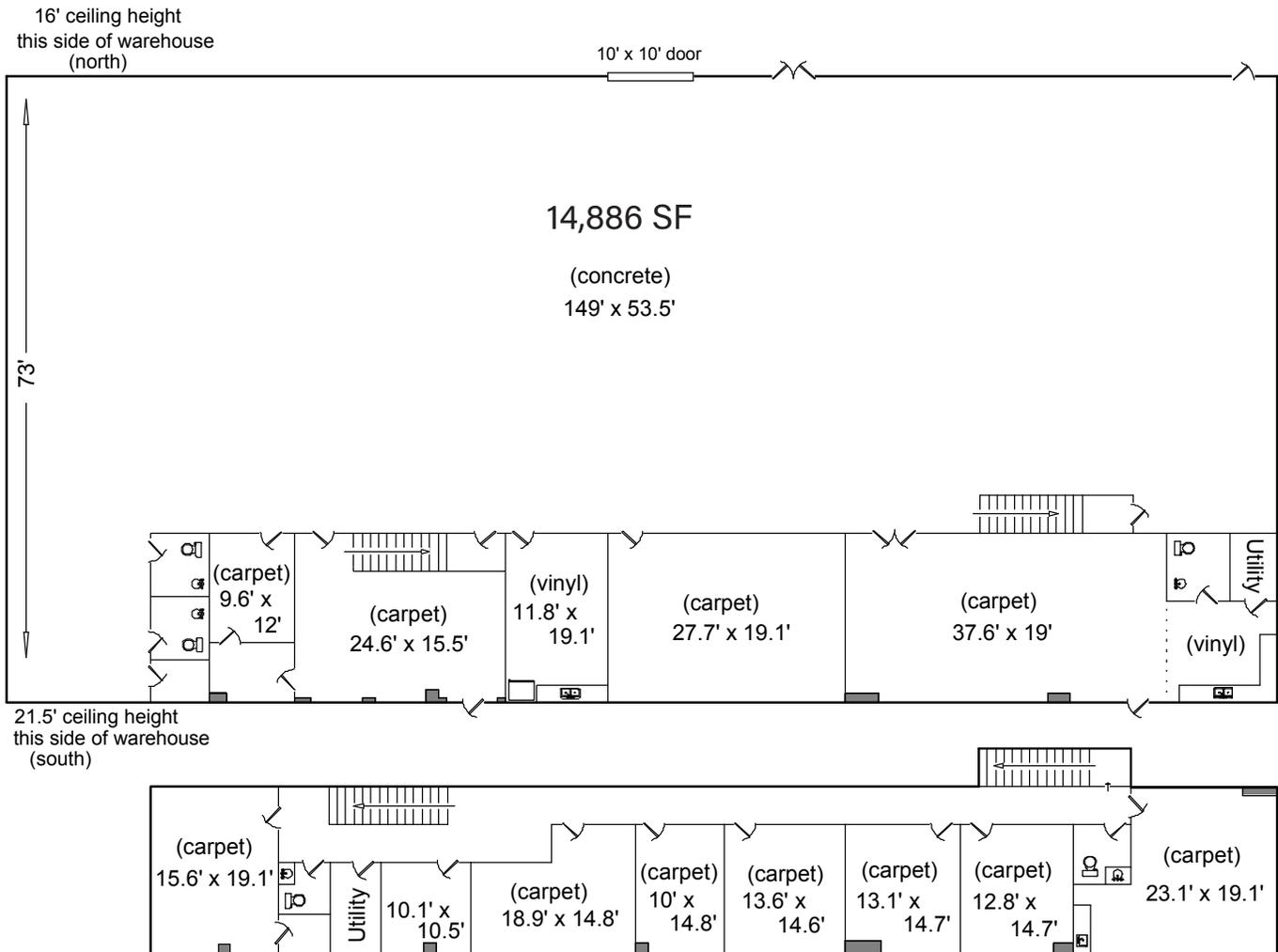
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Owner-User Warehouse & Office
\$2,302,718 (\$154.75/SF)



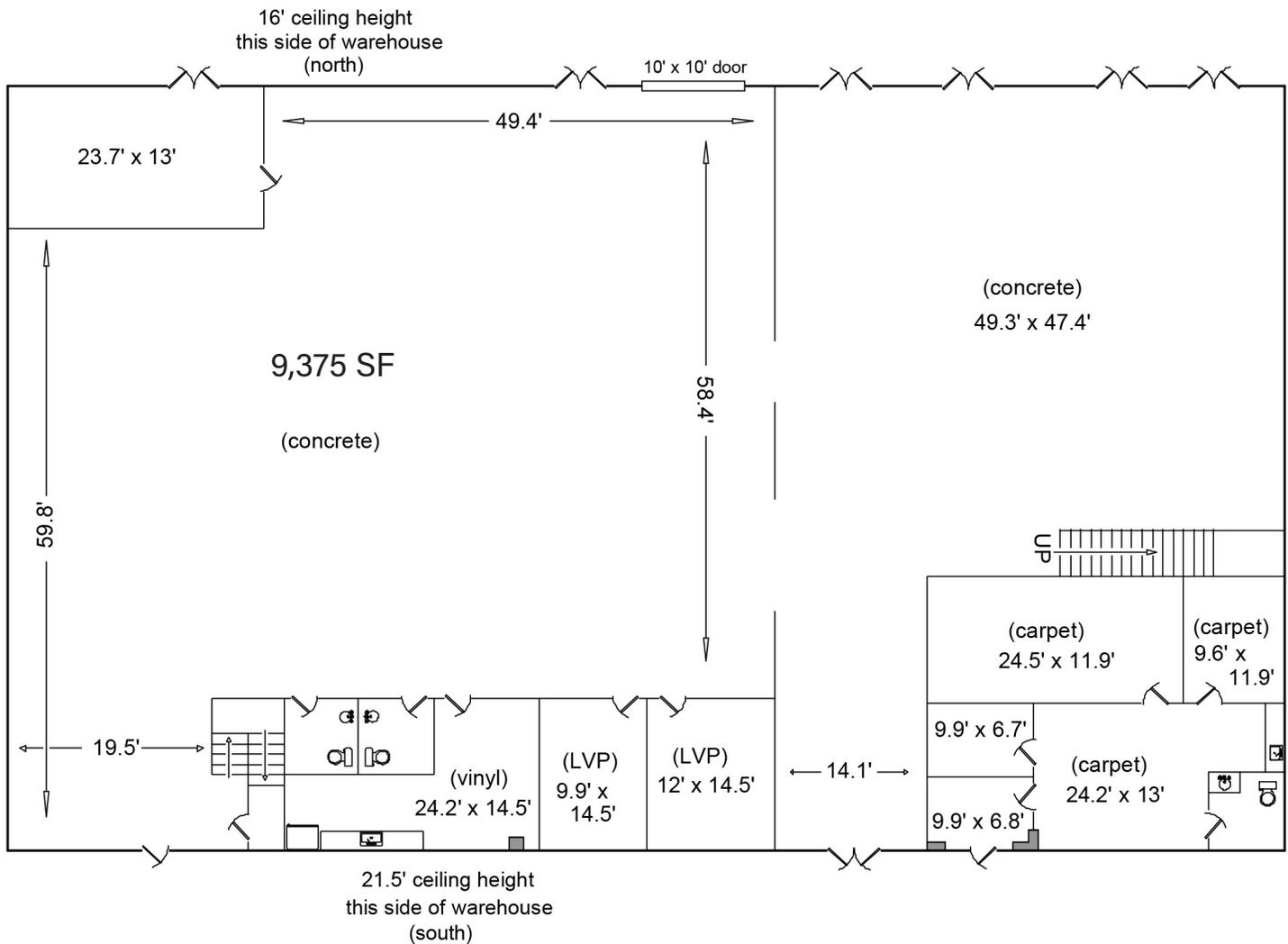
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Tenant-Occupied
\$1,196,078 = 8.2% Cap Rate



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INDUSTRIAL ASSEMBLAGE

Description of 5818 Lockheed Ave, Loveland 80538 (Commercial Lot):

- \$237,904 (\$8.15/SF)
- Zoning: Developing Industrial (I)
- Area: 0.67 acres / 29,185 SF
- Taxes 2025 paid in 2026: \$5,804.06

Description of 5821 Lockheed Ave, Loveland 80538 (Commercial Lot):

- \$237,904 (\$8.15/SF)
- Zoning: Developing Industrial (I)
- Area: 0.67 acres / 29,185 SF
- Taxes 2025 paid in 2026: \$5,804.06



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