

# INDUSTRIAL WAREHOUSE CONDO FOR SALE



## ***Redwood Business Park***

963 East 11th Street  
Loveland, CO 80537

***\$475,000 (\$200/SF)***  
***2,372 SF***  
***Industrial Warehouse***





## 963 E. 11th Street, Loveland, CO

**\$475,000 | 2,372 SF Total (\$200/SF)**

LC Real Estate Group is pleased to present the opportunity to purchase 963 East 11th Street, a 2,372 SF industrial warehouse within Redwood Business Park with I - Developing Industrial zoning.

- **Location Overview:** The property has a central Loveland location just south of US Highway 34/Eisenhower Blvd., Loveland's primary east/west corridor road providing convenient access to both Interstate 25 (I-25) to the east and US Highway 287/Lincoln Ave. to the west.
- **Property Overview:** Built in 2016 as an industrial warehouse building with gas unit heater, HID lighting, and ample parking. Great curb appeal with glass storefront and corrugated steel awning.
- **Property Layout:** Open warehouse with bathroom with floor drain. Rear of warehouse has 12'x14' overhead door and man door.
- **Construction Cost:** Property is an excellent value for an infill warehouse property priced below replacement cost with new construction priced well north of \$200/SF.
- **Zoning:** Attractive and flexible "I - Developing Industrial" zoning
  - Allowed Uses:** Business Services, Workshop, and more
  - Limited Uses:** Personal Services, Retail Sales and Services, Office General, and more
- **Location Amenities:** Walking distance to new future home of Winco Foods grocery store and minutes from a variety of quick serve and restaurant options along US Highway 34/Eisenhower Blvd. and Downtown Loveland.

### TRAFFIC COUNT

2Q 2025

E. Eisenhower Boulevard

43,000 VPD

11th Street @ Madison Avenue

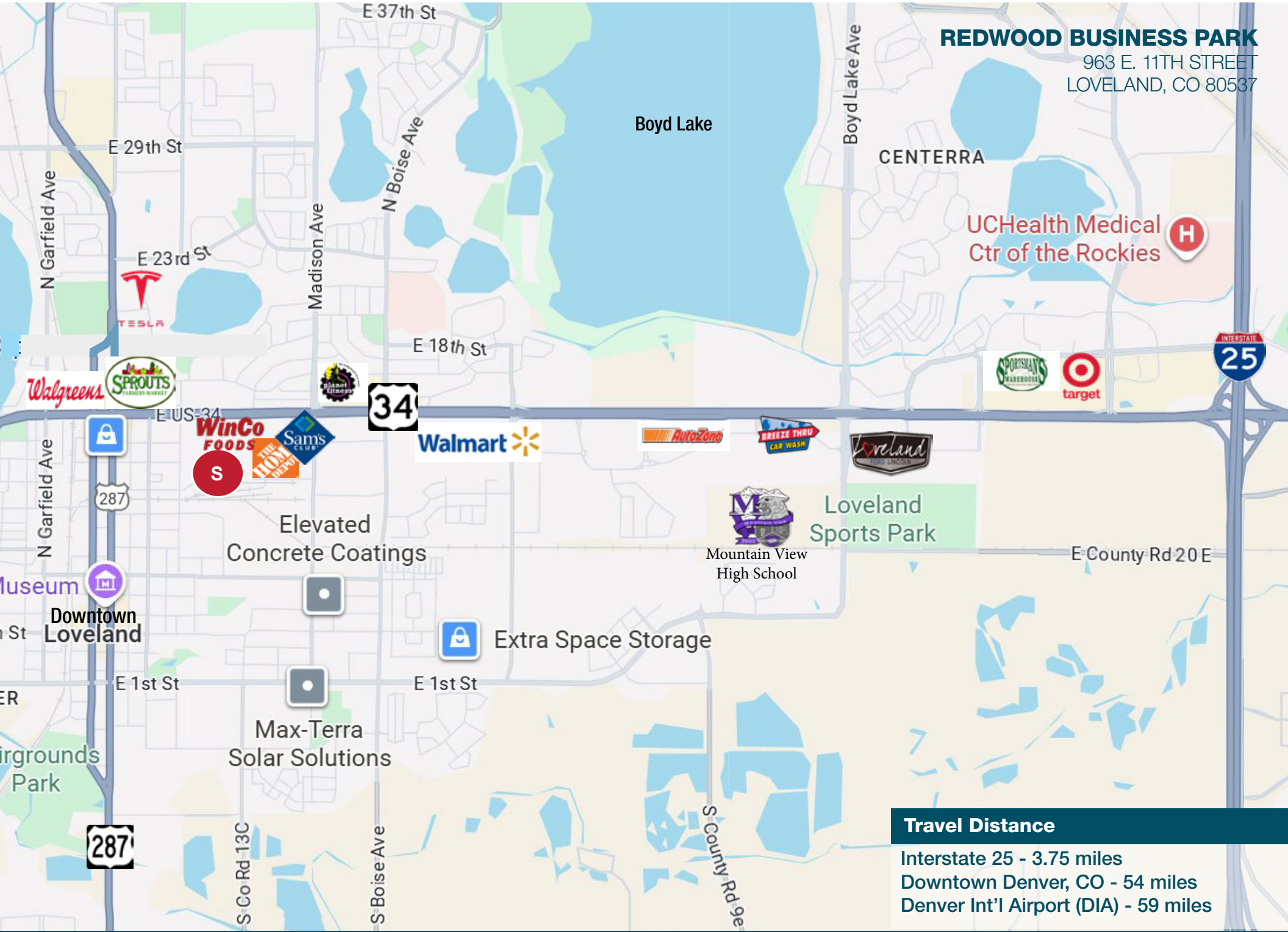
7,200 VPD



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**REDWOOD BUSINESS PARK**

963 E. 11TH STREET  
LOVELAND, CO 80537

**Travel Distance**

Interstate 25 - 3.75 miles  
Downtown Denver, CO - 54 miles  
Denver Int'l Airport (DIA) - 59 miles



# REDWOOD BUSINESS PARK

963 E. 11TH STREET  
LOVELAND, CO 80537



GOROM AVE.

ExtraSpace  
Storage

E. EISENHOWER BLVD.

SUBJECT  
PROPERTY

Future Home of  
**WinCo  
FOODS**

Future  
Development  
Land





**PROPERTY OVERVIEW**

Property Address	963 E. 11th St., Unit 963, Loveland, CO 80537
Unit Square Footage	2,372
Building Square Footage	28,152
Year Built	2016
Lot Square Footage	8,456
Lot Acres	0.19
County	Larimer
Governing Jurisdiction	City of Loveland
Zoning	I - Developing Industrial
Flood Plain	Area of Minimal Flood Hazard (Zone X)

**BUILDING FEATURES**

Building Style	Industrial Warehouse
Ceiling Clear Height	TBD 16'+
Drive-In Doors	One (1) 12'x14' Overhead Door
Exterior Construction	Masonry Block, Brick, & Corrugated Steel
Framing	Steel Framing
Flooring	Concrete Floor
Roof	Flat Membrane Roof (2016)
Heating System	Power Vented Gas Fired Unit Heater
Plumbing	Half Bathroom w/Floor Drain
Electrical	200A 208V 3Phase
Lighting	High Intensity Discharge (HID) Lights

**UTILITIES**

Water	City of Loveland
Sanitary Sewer/Stormwater	City of Loveland
Gas	Xcel Energy
Electricity	City of Loveland



**PROPERTY TAXES**

Legal	Unit 963, Redwood Business Park Condo, Loveland
Schedule / Account Number	1664236   R1664236
Parcel Number	9513117063
Assessor Market Value	\$470,000
Assessed Value   Assessment Rate	\$140,859   27.0%
Mill Levy (Tax Rate)   % Property Value	79.8070   2.15%
Est. Amount   Current Year Taxes	\$9,071 2025 Taxes Payable 2026

**ASSOCIATION**

Building Association	Redwood Business Park Condominiums
Association Dues   Frequency	\$569/Month
Association Includes	Common area maintenance, landscaping, building exterior & roof (See association documents for details), & TBD utilities
Building Tenants	Millennium Group (961), ListenUp (959), Brothers Door Supply, Inc. (953) Koala T Carpet Cleaning Services (951), Foothills Gutter & Insulation (949), and Molecular Coatings, Inc. (943)

Demographic	1-Mile	3-Mile	5-Mile	City	County
Population	12,971	60,604	92,953	79,815	359,066
Pop. % Annual Change (10 Year)	0.37%	2.67%	2.30%	1.26%	1.32%
Median Household Income	\$68,217	\$77,405	\$85,349	\$82,287	\$92,526
Households	8,018	26,261	42,240	70,117	153,923
Median Age	40.5	41.8	42.3	42.8	38.4
High School Education	17.8%	18.2%	17.2%	96.7%	97.3%
College Education	12.3%	13.2%	16.2%	53.8%	63.9%
Owner Occupied Housing	44.0%	57.1%	62.6%	60.7%	57.5%
Non-Farm Payroll Total	10,596	29,558	48,977	46,398	181,850
Total Businesses	1,147	2,988	4,293	7,132	15,145



## FLOOR PLAN OVERVIEW

Bathroom

One 1/2 w/floor drain

Open warehouse with glass storefront and corrugated steel awning. Rear of warehouse has 12'x14' overhead door and man door.



## REDWOOD BUSINESS PARK

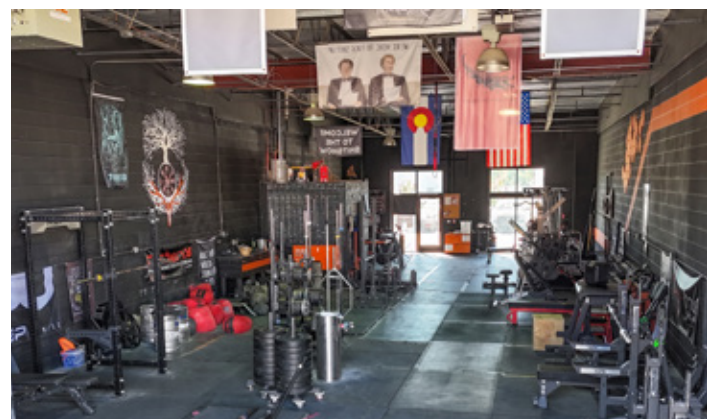
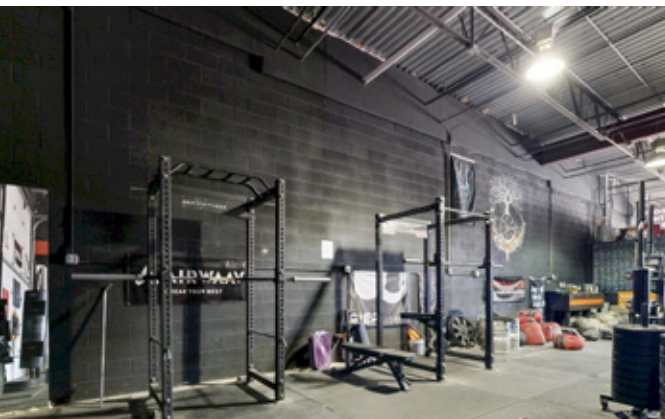
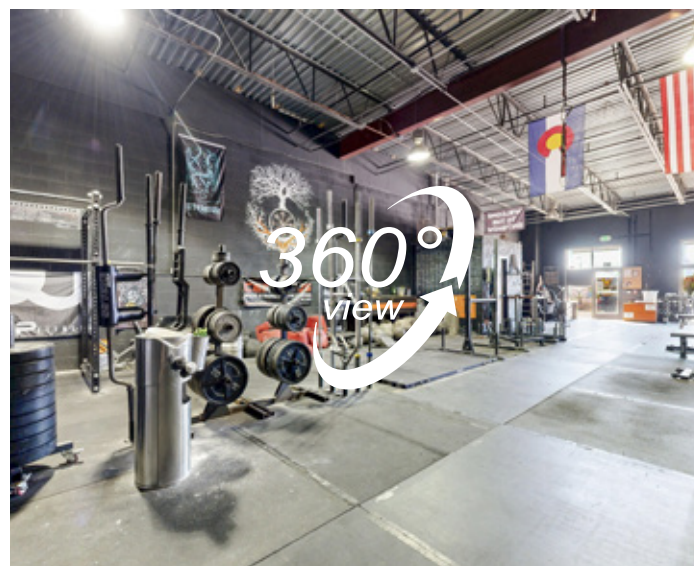
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### WAREHOUSE

28'-10" X 78'-6"













# REDWOOD BUSINESS PARK

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## Loveland, Colorado

Exclusively Marketed For Sale By:



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