

PRECISION INDUSTRIAL

CBRE



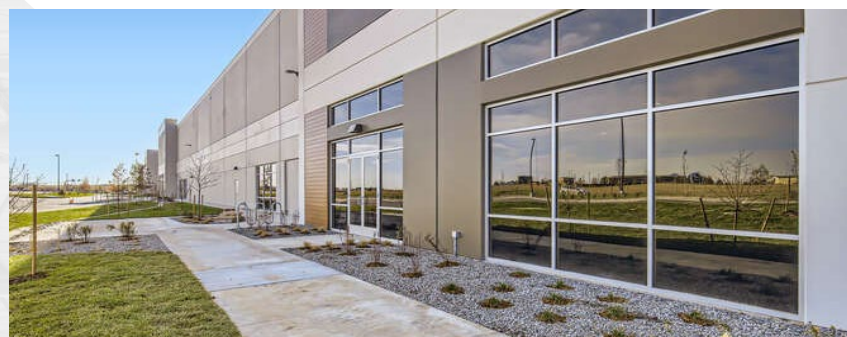
McWHINNEY



SPEC OFFICE COMING SOON!

Located in the Precision Industrial Campus

3645 Precision Drive
Loveland, CO 80538



- ◆ Class A Industrial Building
- ◆ Immediate Access to I25
- ◆ Ready for Tenant Improvements
- ◆ Build To Suit Opportunities Available
- ◆ 163,940 SF
- ◆ 32' Clear Height

PROPERTY OVERVIEW



Available SF:	163,940
Land Size:	505,035 SF
Lease Rate:	Call Broker
Construction:	Concrete Tilt Up
Clear Height:	32'
Typical Column Spacing:	52' x 50'
Truck Doors:	4 Drive In
Dock Doors:	22 With Knockouts for an additional 19
Sprinklers:	ESFR
Power:	2000 AMPS with option for more, 277/480V, 3 Phase
Parking:	Up to 286 (1.75/1000), additional offsite parking available

SITE LEGEND

- ◀ Dock High Truck Doors
- ◁ Future Dock High Truck Doors
- Grade Level Truck Doors



SPEC OFFICE SUITE



SPEC OFFICE SUITE

- > 4,443 SF
- > 2 Private Offices
- > Conference Room
- > Breakroom
- > Open Area
- > Can be expanded for larger office users



PROPERTY DETAILS



PART OF A HIGHLY-AMENITIZED 3,000 ACRE MASTER-PLANNED COMMUNITY.

- ◆ Elevated Architecture
- ◆ Modern color scheme
- ◆ Faux-wood accents
- ◆ Full height glazing at corners/entries
- ◆ New construction with in-place infrastructure
- ◆ Ample parking
- ◆ Optional trailer parking & outdoor storage
- ◆ Lushly landscaped plazas with shade and seating

Sustainability and Employee Wellness Features Include:

- ◆ Solar ready conduits for future EV charging stations
- ◆ Skylights for natural light
- ◆ Low-E glazing
- ◆ Glass roll up doors for fresh air
- ◆ Wired for reporting to McWhinney's ESG measurement platform
- ◆ Access to miles of walking and open space

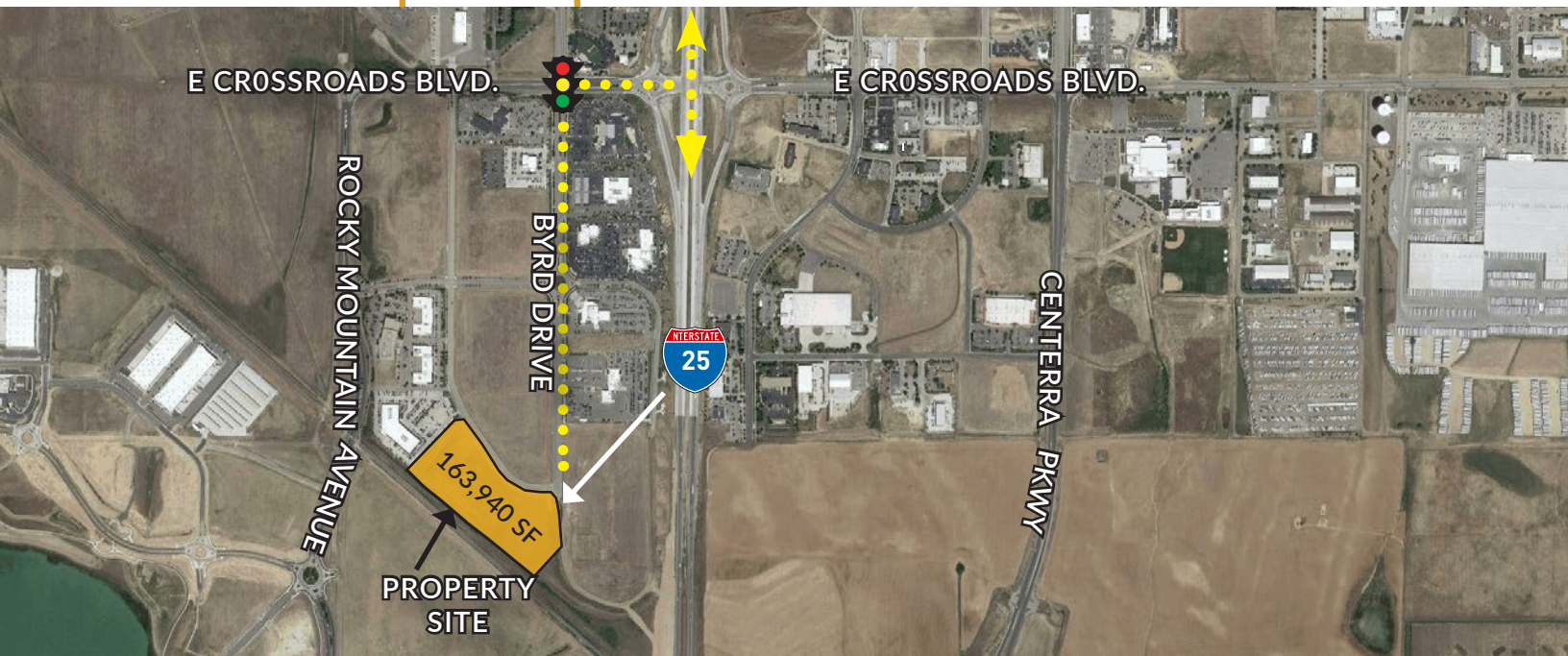


LOCATION OVERVIEW

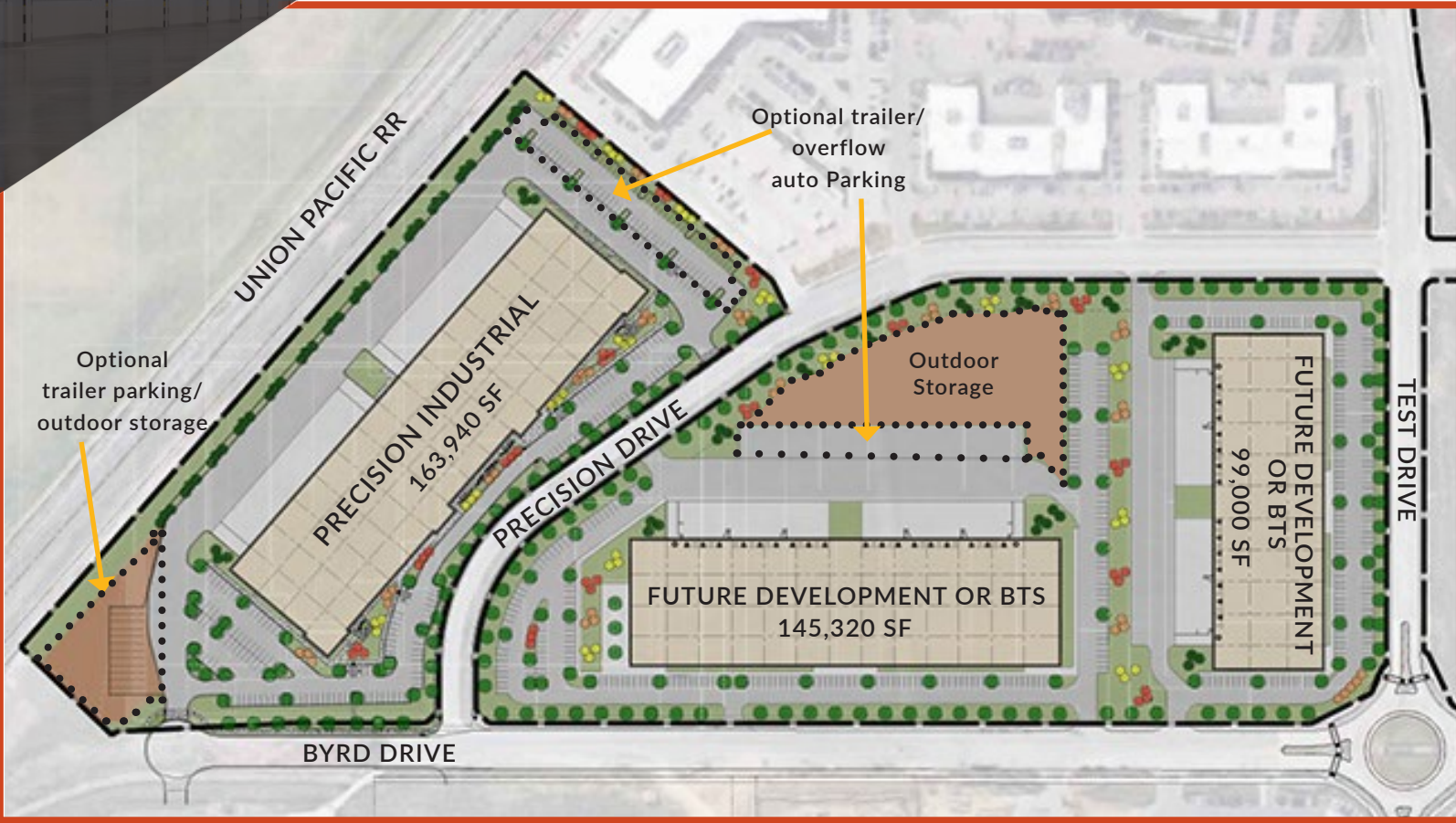


Developed by McWhinney, Precision Industrial is located within Centerra, an award-winning community at the epicenter of growth in Northern Colorado.

- ◆ Ideal central location
- ◆ Immediate access to I-25
- ◆ Highway visibility
- ◆ Potential signage opportunity



BUILD TO SUIT OPTIONS



PRECISION 1

Site Area
Gross: 13.37 AC
582,420 SF

Coverage: 28%

BUILDING FOOTPRINT: 163,940 SF

PARKING PROVIDED:

Auto: 293 Stalls
Parking Ratio/1,000 SF 1.79
Req. Accessible 7 Stalls

PRECISION 2

Site Area
Gross: 13.26 AC
577,683 SF

Coverage: 25%

BUILDING FOOTPRINT: 145,320 SF

PARKING PROVIDED:

Auto: 219 Stalls
Parking Ratio/1,000 SF 1.51
Req. Accessible 7 Stalls

PRECISION 3

Site Area
Gross: 6.00 AC
304,470 SF

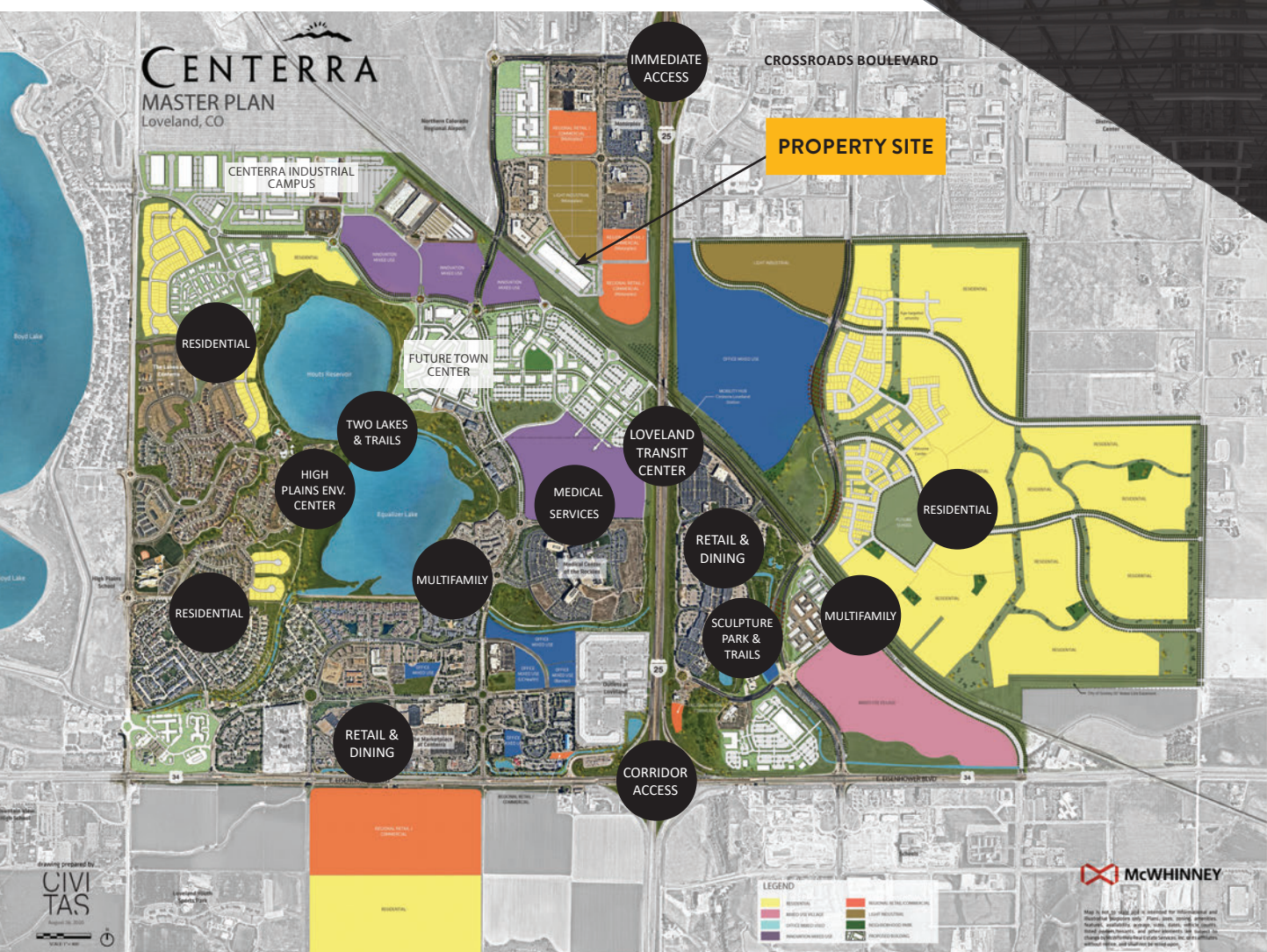
Coverage: 33%

BUILDING FOOTPRINT: 99,000 SF

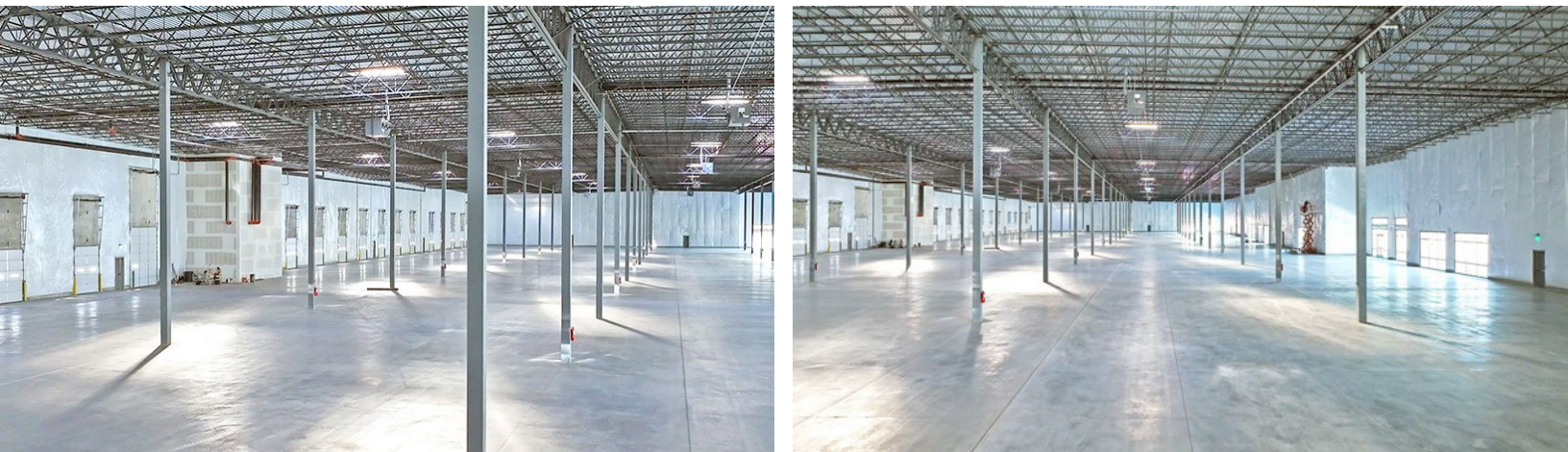
PARKING PROVIDED:

Auto: 155 Stalls
Parking Ratio/1,000 SF 1.57
Req. Accessible 6 Stalls

MASTER-PLANNED COMMUNITY



Warehouse Interior



NORTHERN COLORADO



Nestled in the Foothills of the mountains, Loveland is hailed as the “Gateway to Estes Park and Rocky Mountain National Park”. Located 45 minutes north of Denver, Loveland has aggressively expanded its incorporated limits eastward to embrace the interchanges along Interstate 25. The Crossroads Blvd and Hwy 34 interchanges have been the focal point of retail and commercial development in Northern Colorado over the past two decades. Straddling both sides of I-25, Centerra lies at the heart of this growth, adjacent to other notable projects, including the Budweiser Events Centers, Johnstown Plaza, and Northern Colorado Regional Airport.



Centerra Amenities Include:

- ◆ Established commercial hub
- ◆ Prominent visibility and access
- ◆ High Plains Environmental Center
- ◆ Pre-K-8 STEAM School
- ◆ Lakes, open space, miles of trails
- ◆ Sculpture and Botanical Park
- ◆ Community engagement
- ◆ Shopping, dining, entertainment
- ◆ Four hotels, multifamily and residential

Where Business and Community Come Together

PRECISION INDUSTRIAL

REGIONAL AMENITIES

Northern Colorado Regional Airport

(2.4 miles via Byrd Dr. and Earhart Rd.)

A commercially certified regional facility supporting approximately 100,000 annual flight operations.

The Promenade Shops at Centerra

(3.2 miles via Centerra Pkwy)

A fresh approach to shopping in the heart of Northern Colorado at the I-25 and US Highway 34 interchange. Fountains, fine sculpture and stunning architecture.

The Ranch Events Complex

(2.1 miles via E Crossroads Blvd.)

Larimer County's premier event and entertainment complex. Home to the Budweiser Events Center.

Johnstown Plaza

(3.4 via I-25 S)

Johnstown Plaza is a 1.1 million SF retail village located within 2534, a 600 acre master-planned community at the intersection of I-25 and Hwy 34.

AREA DEMOGRAPHICS

	5 MILES	10 MILES	15 MILES
2023 POPULATION	73,372	295,230	498,933
2023 EMPLOYEES	42,898	123,068	200,146
2023 AVG HH INCOME	\$129,657	\$126,143	\$117,163

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PLEASE CONTACT

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