

INDUSTRIAL FOR \$168 PER SQUARE FOOT



Addresses of 3 Offerings:

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

- 24,261 SF industrial for \$168/SF
- Properties can be sold individually or together
- See floor plans
- 2 lots for \$9.59/SF
- Access I-25 by Crossroads Blvd or HWY 34
- Functional configuration



Rhett Strom
Partner | Commercial Broker

970.692.4454 Mobile
rstrom@thegroupinc.com
www.TheGroupInc.com



Ample Parking



Long-Term Tenant (39% Leased)



Property Adjacent to 1.34 Acres on 2 Lots for Sale

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5635 Boeing Dr (Industrial Building): \$4,100,000 (\$168/SF)

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 2024 payable in 2025: \$68,729.25
- 32 parking spaces (1.37 per 1,000 SF)

OWNER-USER UNIT:

- 14,886 SF (61% of building)
- \$2,500,848 (\$168/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: \$95,210.64 = 6.05% cap rate
- Base rent = \$10.16/SF (3.0% Increase Yearly)
- NNN = \$4.89/SF
- Options: 4-5 Year Options (Base rent to be renegotiated per lease)
- \$1,575,000 (\$168/SF)

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



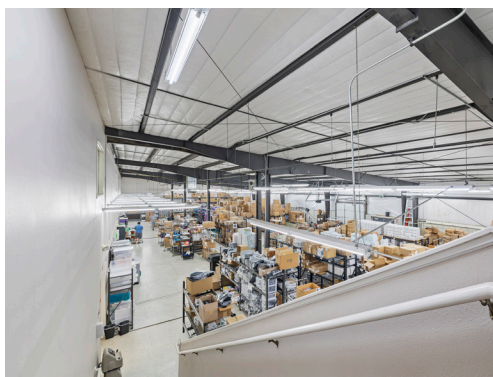
Long-Term Tenant Parking in Rear



High-Bay Warehouse with Overhead Door



Clean Warehouse



View of Warehouse from Second Floor Offices



Break Room

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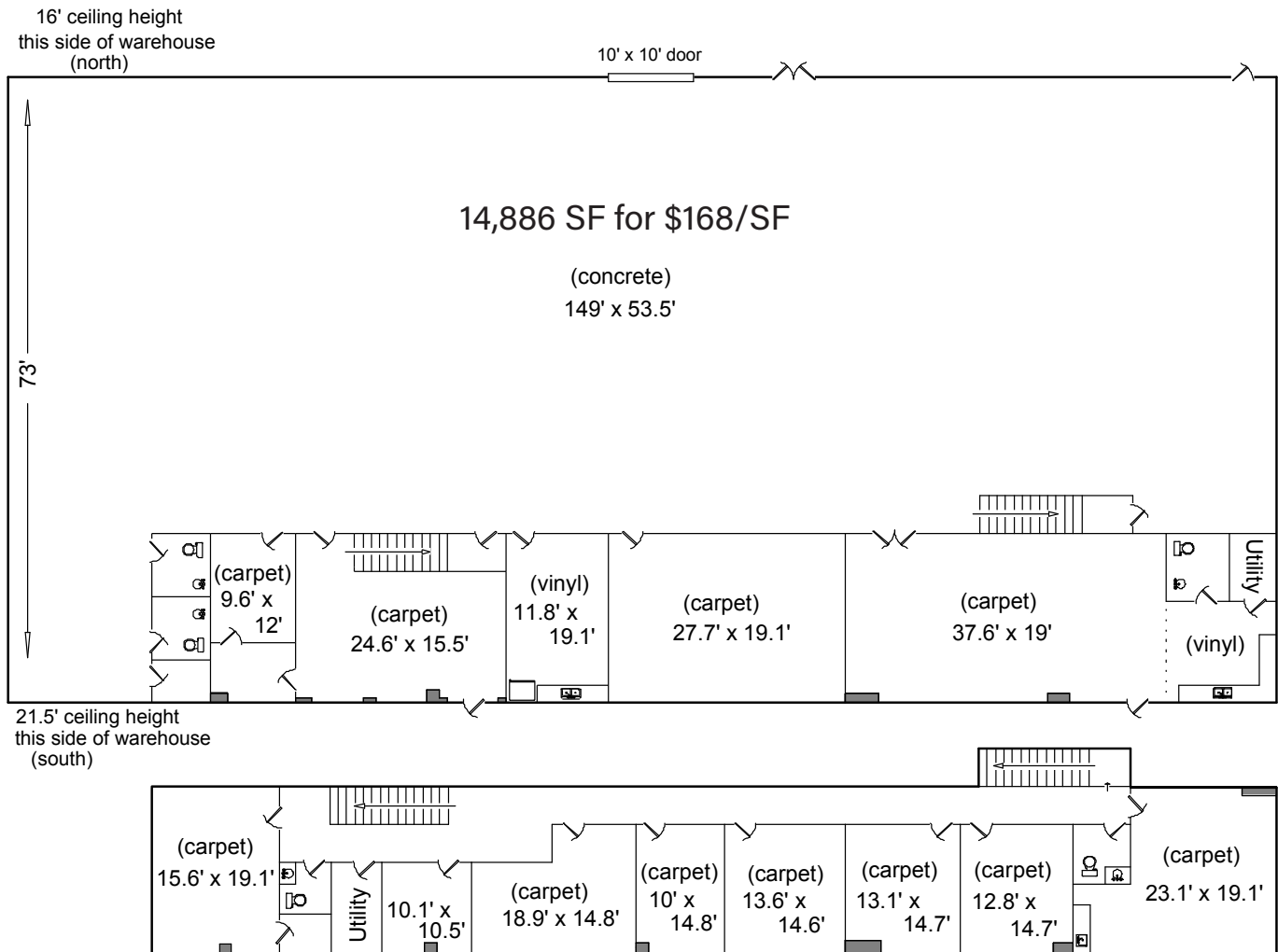
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Owner-User Warehouse & Office
\$2,500,848 (\$168/SF)



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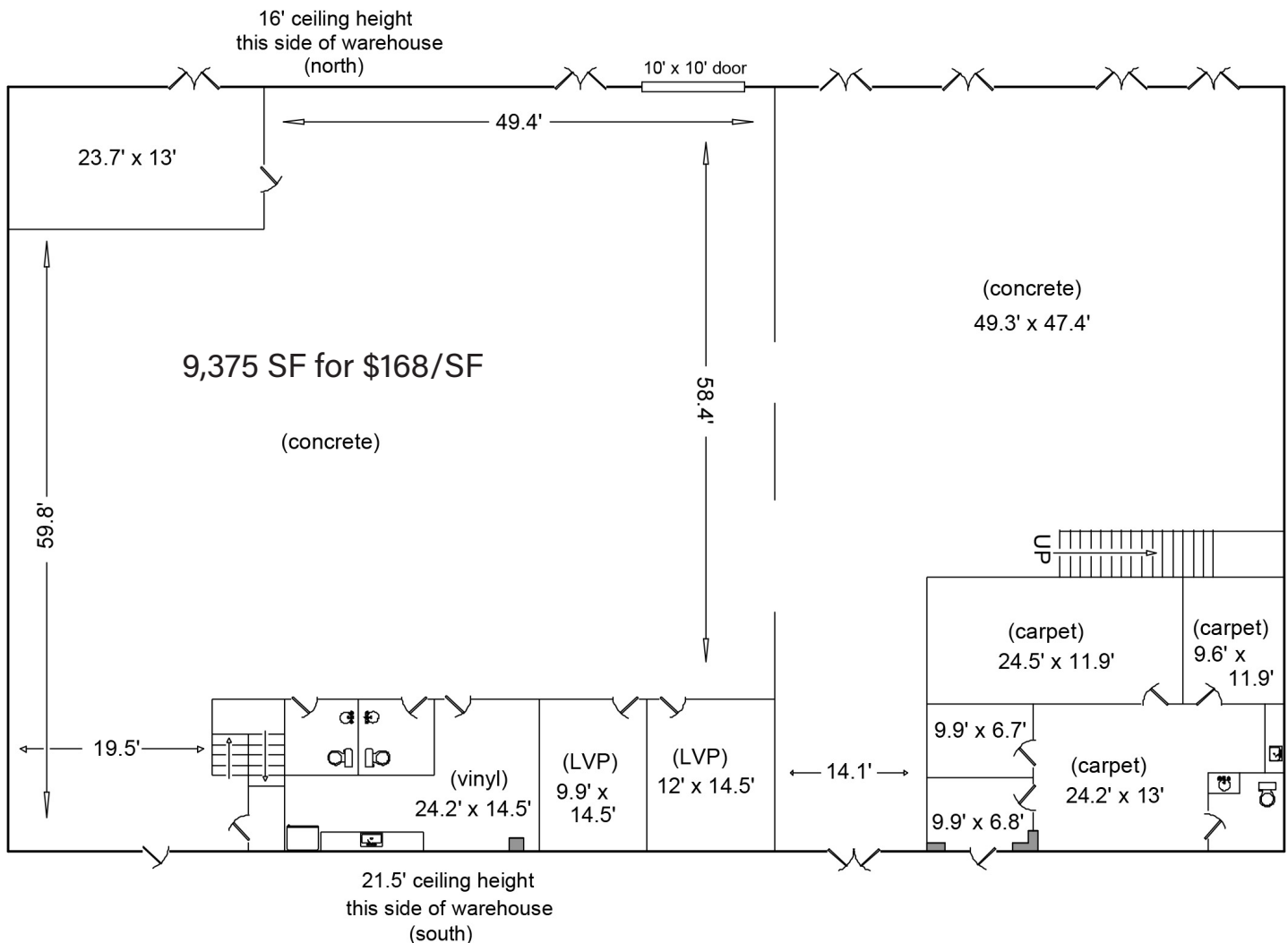


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Tenant-Occupied
\$1,575,000 (\$168/SF) = 6.05% Cap Rate



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

- \$280,000 (\$9.59/SF)
- Zoning: Developing Industrial (I)
- Area: 0.67 acres / 29,185 SF
- Taxes 2024 paid in 2025: \$477.92

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

- \$280,000 (\$9.59/SF)
- Zoning: Developing Industrial (I)
- Area: 0.67 acres / 29,185 SF
- Taxes 2024 paid in 2025: \$477.92



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