

AIRPARK NORTH

TBD RICKENBACKER RD, LOVELAND, CO

FOR SALE OR LEASE

36,000 SF



48,000 SF & 36,000 SF PROPOSED BUILD-TO-SUIT
INDUSTRIAL PROPERTY

SALE PRICE: \$250/SF | LEASE RATE: \$20/SF NNN
Estimated NNN Expenses: \$5.50/SF



ESTIMATED DELIVERY DATE: Q4 2025



PROPERTY HIGHLIGHTS

TBD Rickenbacker Road is a proposed build-to-suit industrial property in Loveland Airpark North. There's the potential for two buildings - one 48,000 SF and one 36,000 SF - and laydown yard/storage. With close proximity to I-25, this property allows easy access throughout Northern Colorado. The new 3.5 million square foot Amazon distribution facility is down the road from Airpark North. This property offers very hard to find yard space and flexibility to make the smaller lot all yard as well instead of building a second building. If a tenant or buyer were to use this whole lot as storage, there would be up to 4 acres ± of outside storage (pricing for this option is not yet set).

Site Size: 7.91 Acres

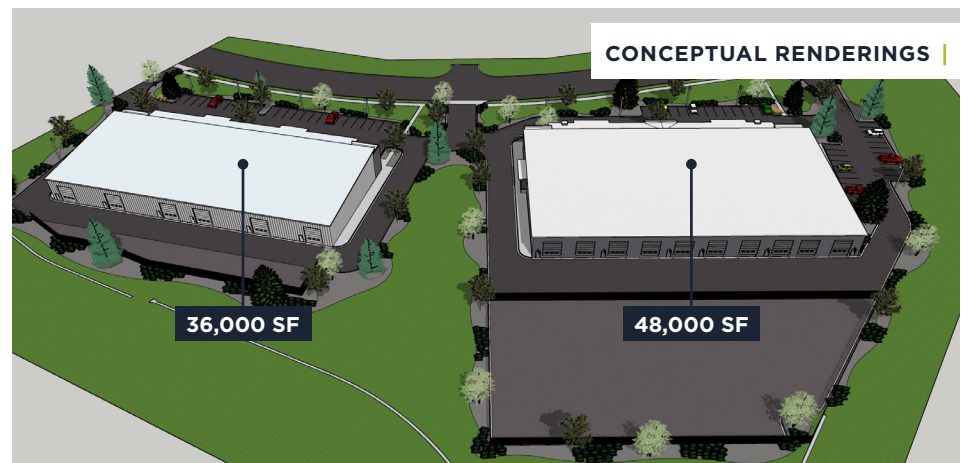
Available Sizes: 48,000 SF and 36,000 SF

Clear Height: 21'

Loading: 14' x 14' Overhead Doors

Year Built: Est. Q4 2025

Zoned: [Developing Industrial \(I\)](#)





RICKENBACKER ROAD

36,000 SF

PROPOSED LOT 2 BLOCK 1

PROPOSED LOT 3 BLOCK 1

48,000 SF

SITE PLAN

48,000 SF & 36,000 SF

AREA OVERVIEW

CORPORATE NEIGHBORS

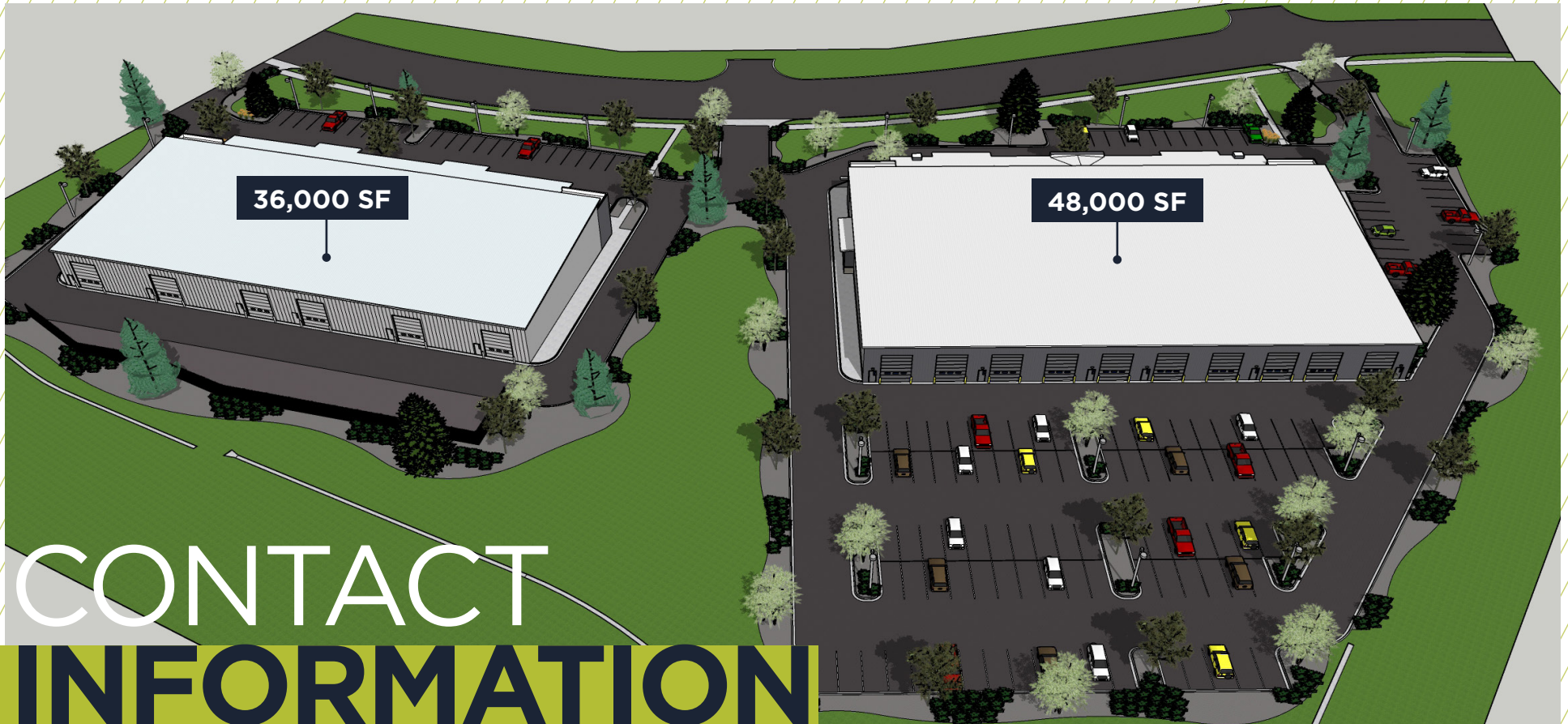




DEMOGRAPHICS

| | 5 MILES | 10 MILES |
|----------------------------------|-----------|-----------|
| 2023 Population | 103,330 | 337,473 |
| 2028 Population Projected | 108,634 | 351,095 |
| Annual Growth 2023-2028 | 1.0% | 0.8% |
| Avg. Household Income | \$115,863 | \$103,214 |
| 2023 Households | 40,349 | 134,348 |





CONTACT INFORMATION

TRAVIS ACKERMAN

Executive Managing Director
+1 970 267 7720
travis.ackerman@cushwake.com

MATT HASKELL

Broker/Owner
+1 970 690 1690
mhaskell@urealtyinc.com



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