



INDUSTRIAL SPACE FOR LEASE

599 WEST 71ST STREET

Loveland, Colorado 80538



14,130 SF INDUSTRIAL SPACE FOR LEASE

LEASE RATE: \$13.00/SF NNN (NNN EXPENSES: \$3.63/SF)

PROPERTY DETAILS

- Available Size** 14,130 SF
- Year Built** 2012
- Power** 400 amps, 208V, 3-phase
- Loading** One (1) 14' x 12' overhead door
Two (2) 12' x 12' overhead doors

OTHER FEATURES

- Fire suppression
- Radiant heat in main shop
- Exhaust vents and compressed air lines
- New hardwood floors in office space



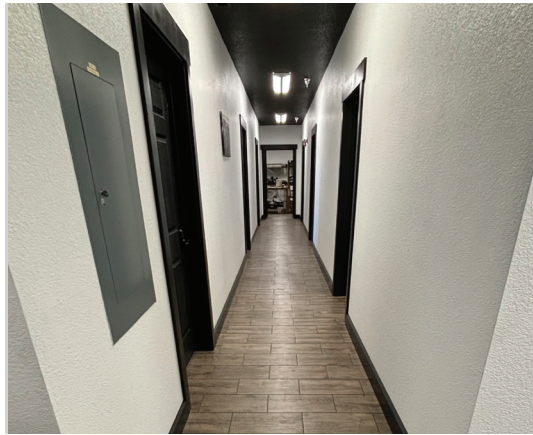


**CUSHMAN &
WAKEFIELD**

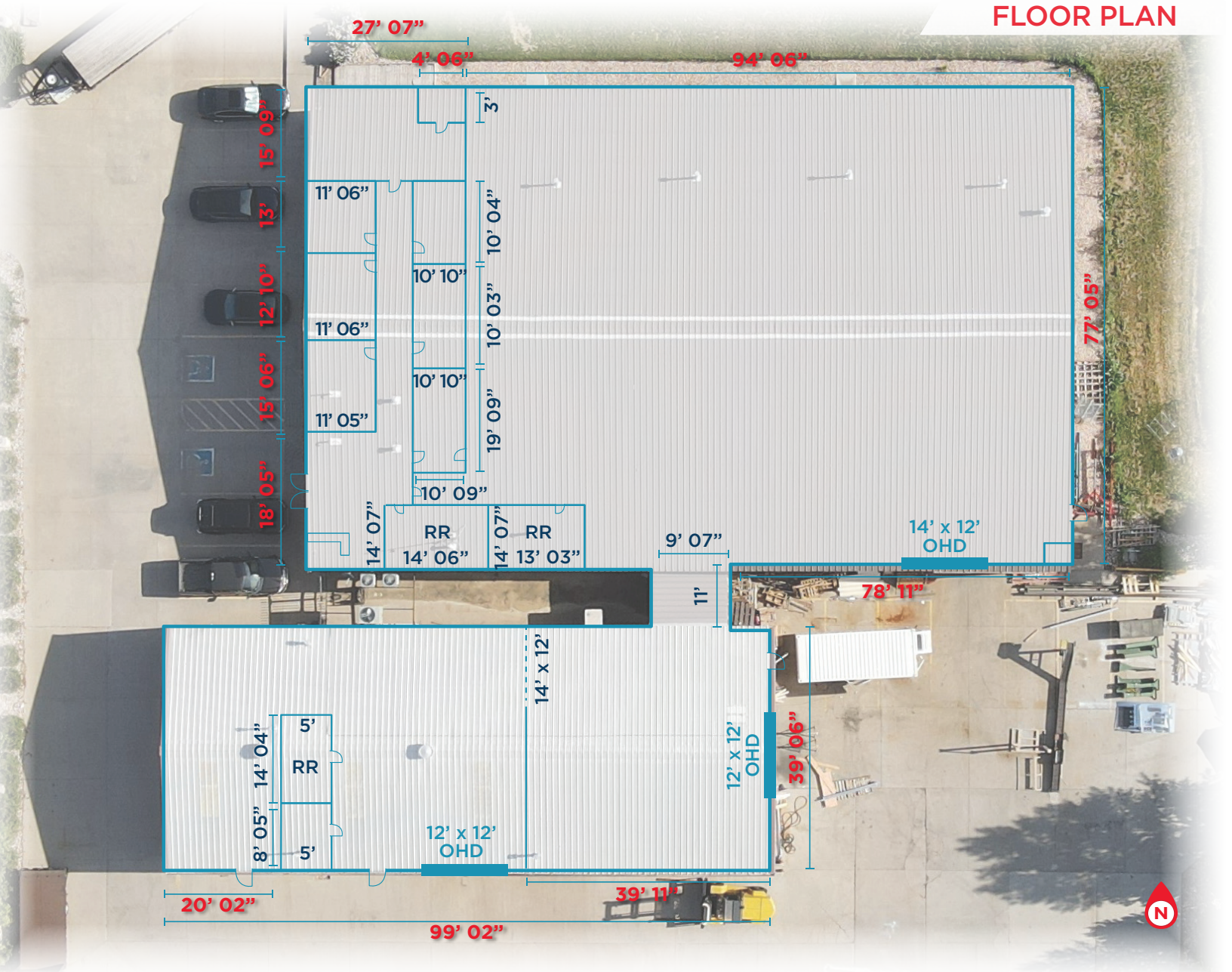
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FLOOR PLAN





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By The Numbers

CITY OF LOVELAND AREA HIGHLIGHTS

The city of Loveland is south of Fort Collins, its larger neighbor and the county seat. The two cities have been steadily growing towards each other over the last several decades and are considered to be a single metropolitan area by the U.S. government. The establishment of county-owned open space between the two communities in the 1990's was intended to create a permanent buffer to contiguous growth.

Loveland has aggressively expanded its incorporated limits eastward to embrace the interchanges at Interstate 25 (I-25). The I-25 & Crossroads Boulevard intersection and the I-25 & U.S. Highway 34 intersection are both being developed with retail and commercial properties filling in nicely. In the last decade, the I-25 & Hwy. 34 intersection has become a primary commercial hub of northern Colorado, with the construction of shopping centers such as the Promenade Shops at Centerra and the Outlets at Loveland, and the addition of the Budweiser Events Center. The Medical Center of the Rockies has also been built near the Interstate 25 and U.S. Highway 34 interchange, Centerra.

Loveland has embraced urban living and has two successful multi-family assets located in the heart of the downtown corridor. In addition, there are dozens of historic homes located within a short walk of downtown. The retail establishments of Lincoln Place consider downtown Loveland's residents the most crucial amenity in that a built-in customer base is present.

NORTHERN COLORADO MAJOR EMPLOYERS

- Advanced Energy Industries, Inc.
- Anheuser Busch
- Banner Health
- Colorado State University
- Columbine Health Systems
- Hewlett-Packard Enterprise
- Kaiser Permanente
- Platte River Power Authority
- University of Colorado Health
- Water Pik
- Woodward
- Xcel Energy Co.



MSA DEMOGRAPHIC HIGHLIGHTS City of Loveland

- As of 2022 the region's population declined by 0.1% since 2017, falling by 59. Population is expected to increase by 2.0% between 2022 and 2027, adding 1,967.
- From 2017 to 2022, jobs increased by 8.0% in Loveland from 44,053 to 47,589. This change outpaced the national growth rate of 3.4% by 4.6%.
- The top three industries in 2022 are Restaurants and Other Eating Places, Education and Hospitals (Local Government), and Education and Hospitals (State Government).

Source: Emsi, 2023



2022 TOTAL POPULATION

97,856



TOTAL REGIONAL EMPLOYMENT

47,589



2023 MEDIAN HOUSEHOLD INCOME

\$72,005.90

Source: Emsi, 2023



Demographics	CoStar, 2023		
	1 Mile	3 Miles	5 Miles
2023 Population	1,657	38,708	105,854
2023 Households	608	14,688	42,315
Proj. Annual Growth '23 - '28	1.7%	1.3%	1.3%
Average HH Income	\$112,398	\$81,173	\$82,752
Average HH Size	2.7	2.6	2.5

For more information, please contact:

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