



CUSHMAN &  
WAKEFIELD

AVAILABLE FOR SALE

# 1231 SOUTH BOISE AVENUE

LOVELAND, CO 80537







### Water Storage

Available at an additional price: ±132 acre feet of lined and approved water storage with access to the Big Thompson River and 1/3rd share of Big Thompson Ditch and Manufacturing Company.

**Contact Eric McCarty for more information.**

**Big Thompson River**  
(Part of Property)

## Property Highlights

- Sale Price** \$1,500,000
- Property** 29.43 Acres
- Building** 7,240 SF
- Annual Rental Income** \$90,000
- Option to purchase water & water storage.**

This expansive property spans 29.43 acres, offering a unique blend of warehouse functionality and natural beauty. The Big Thompson River runs through the property, adding serene water views and partially wooded areas. Conveniently located just 5 minutes from downtown Loveland and I-25, this rare find includes a 7,240 SF building with 3 overhead doors and 2 offices. Designed for efficiency and convenience, the facility features a 7.5-ton crane, floor drains, warehouse vent fans, and a compressor. Additionally, there's an option to purchase water and water storage, making this property an excellent fit for a variety of industrial and commercial uses.



# Building Features



**Property Size**  
29.43 Acres



**Building Size**  
7,240 SF



**Crane**  
One (1) 7.5-Ton



**Clear Height**  
14'-19'



**Power**  
480 Volt  
800+ Amps, 3-Phase



**Loading**  
Two (2) 14' x 14' OHDs  
One (1) 14' x 12' OHD



**Compressor**



**Warehouse Vent Fans**



**HVAC & Gas Heater in Office**



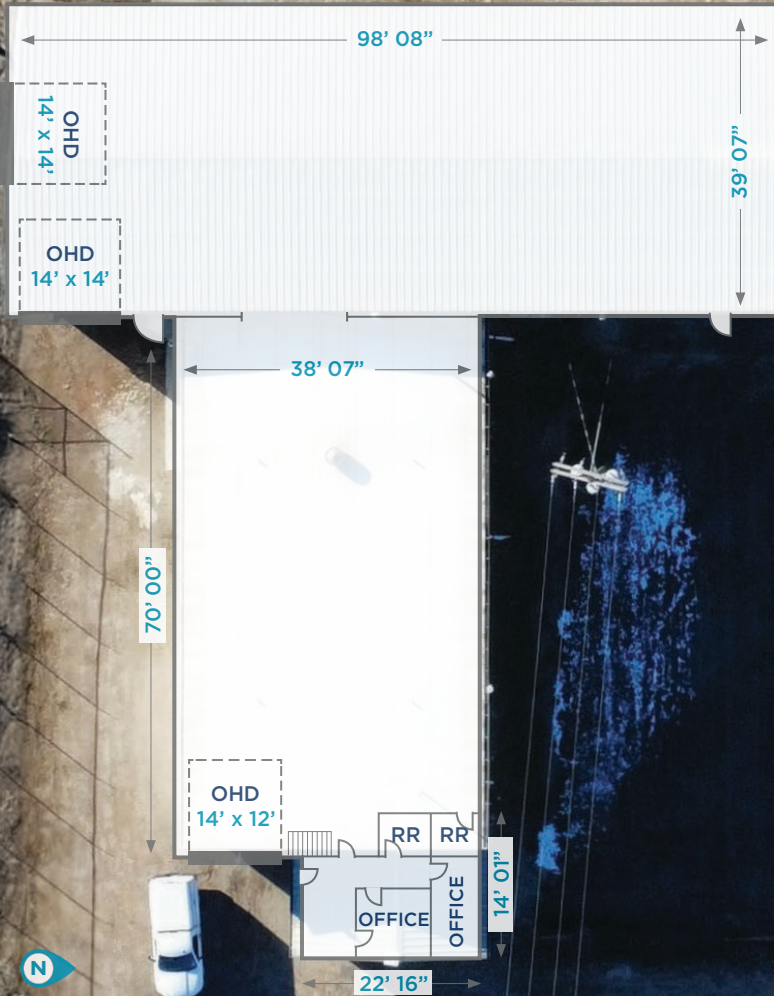
**Floor Drains**



3 1231 South Boise Avenue



# Building Floor Plan



4 1231 South Boise Avenue

## Lease Abstract

<b>Tenant</b>	Rocky Mountain Design and Automation LLC
<b>Current Rent</b>	\$7,500/month
<b>Lease Type</b>	Gross + Utilities
<b>Lease Commencement</b>	4/1/2023
<b>Lease Term</b>	5 years and 1 month
<b>Expiration Date</b>	4/30/2028
<b>Options</b>	N/A
<b>Escalations</b>	N/A
<b>Security Deposit</b>	\$7,500
<b>Warehouse SF</b>	7,240
<b>Acres</b>	1.42
<b>Comments</b>	Right to terminate post 4/1/25 with penalty



# Location Map



LAKE LOVELAND



SPROUTS FARMERS MARKET

ORTHOPEDIC & SPINE CENTER OF THE ROCKIES - LOVELAND MEDICAL CAMPUS

US HIGHWAY 34

GOODTIMES



Walmart

KOHL'S

LOVELAND DOWNTOWN DISTRICT

S STAFF AVE

O'Reilly AUTO PARTS  
SONIC

K  
Auto Zone

S COUNTRY RD 9E

I-25



HIGHWAY 402



DRIVE TIMES		
2 Minutes	3 Minutes	5 Minutes
Hwy 287	Downtown Loveland	I-25

5 1231 South Boise Avenue





## FOR MORE INFORMATION, PLEASE CONTACT:

### **TYLER MURRAY**

*Senior Director*

+1 970 267 7404

[tyler.murray@cushwake.com](mailto:tyler.murray@cushwake.com)

### **TY MASHEK**

*Senior Associate*

+1 303 525 3125

[ty.mashek@cushwake.com](mailto:ty.mashek@cushwake.com)

### **JARED GOODMAN, CCIM, SIOR**

*Managing Director*

+1 970 690 4227

[jared.goodman@cushwake.com](mailto:jared.goodman@cushwake.com)

### **ANNE SPRY**

*Senior Associate*

+1 970 690 0167

[anne.spry@cushwake.com](mailto:anne.spry@cushwake.com)



©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.