

5815 & 5895

ROCKWELL AVENUE

LOVELAND, COLORADO 80538

INDUSTRIAL BUILD-TO-SUIT OPPORTUNITY

20,000 SF AVAILABLE FOR SALE OR LEASE

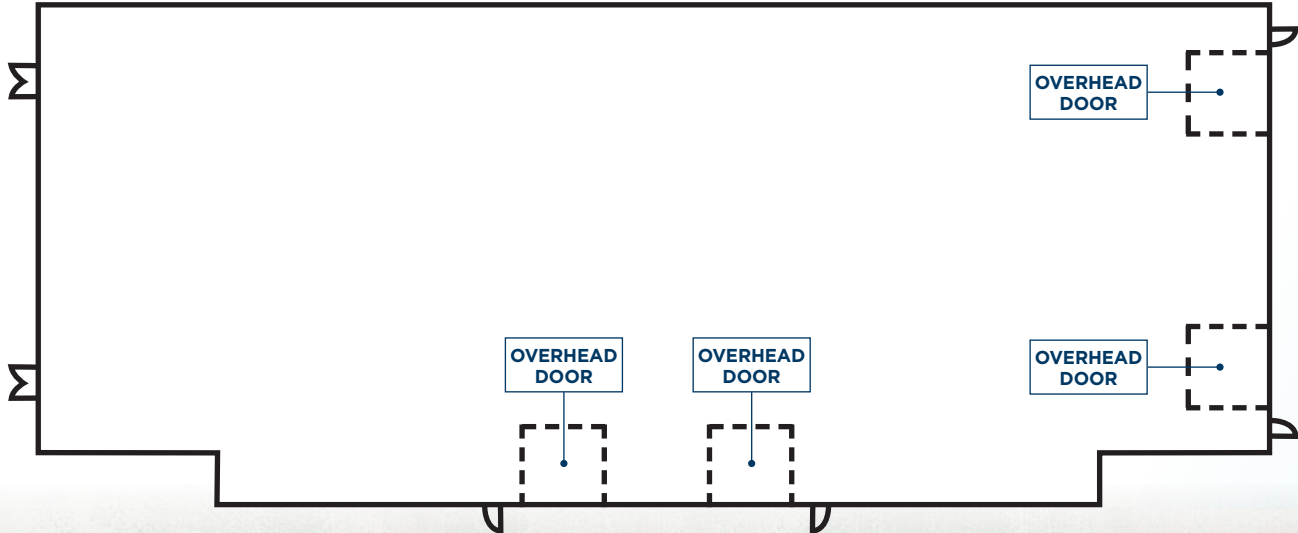
SALE PRICE: \$250.00/SF | LEASE RATE: \$16.00-\$18.00/SF NNN | EST. DELIVERY: Q1 2023

This build to suit opportunity off I-25 in the Loveland-Fort Collins Industrial Airpark will provide excellent highway access and visibility. The proposed building is 20,000 square feet with the ability to add an additional 2,500 square feet of office or storage in the mezzanine. The 1.5 acre site allows for ample parking and two entries to the property making this a great opportunity for a variety of industrial or quasi retail users.

Please contact the listing broker for more information.

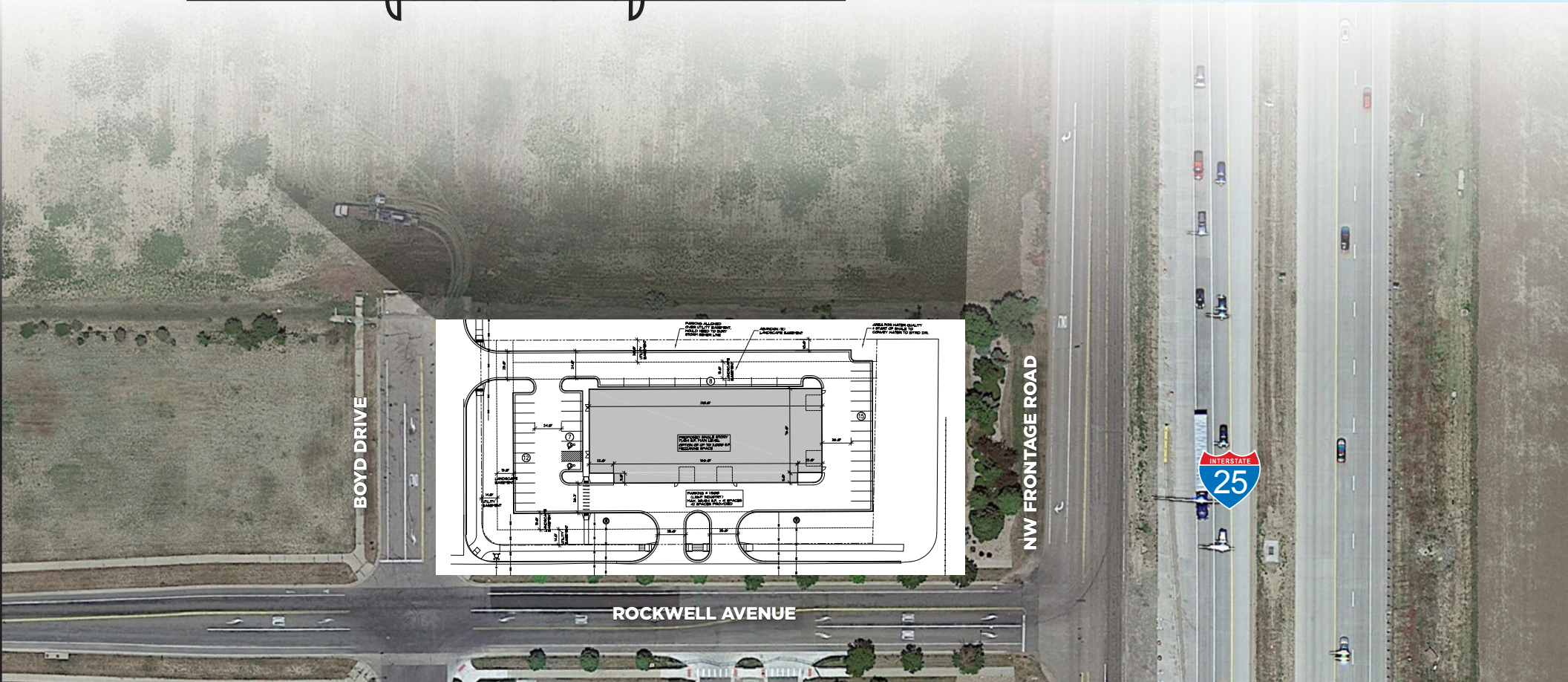


PROPOSED BUILDING FLOOR PLAN



PROPERTY FEATURES

Site Size	1.5 Acres
Proposed Building Size	17,500 SF on the ground floor with 2,500 SF of mezzanine
Loading	(4) 14' x 14' OHDs
Zoning	Developing Industrial (I)-Loveland



LOVELAND AT A GLANCE

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. In the last decade, the I-25 & Hwy. 34 intersection has become a primary commercial hub of northern Colorado, with the Promenade Shops at Centerra, the Outlets at Loveland, and the Budweiser Events Center.

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.



LOVELAND, COLORADO BY THE NUMBERS



2020 TOTAL POPULATION

101,175



TOTAL REGIONAL EMPLOYMENT

49,301



2020 MEDIAN HOUSEHOLD INCOME

\$69,600



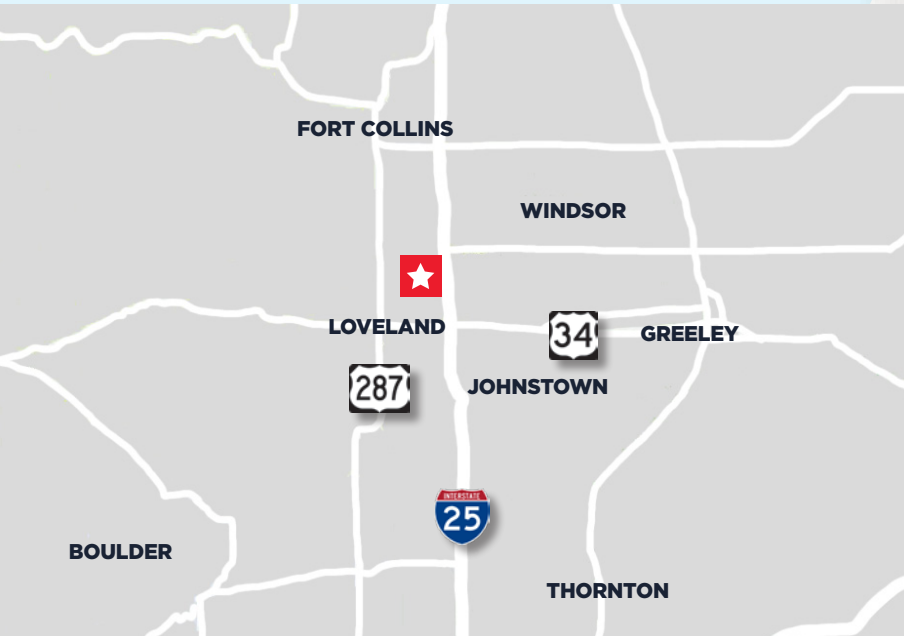
MSA DEMOGRAPHIC HIGHLIGHTS

- As of 2020 the region's population increased by 6.2% since 2015, growing by 5,905. Population is expected to increase by 7.5% between 2020 and 2025, adding 7,565.
- From 2015 to 2020, jobs increased by 5.3% in 3 Colorado ZIPs from 46,809 to 49,301. This change outpaced the national growth rate of 0.0% by 5.3%.
- The top three industries in 2020 are Restaurants and Other Eating Places, Education and Hospitals (Local Government), and Local Government, Excluding Education and Hospitals.

Source: Emsi, 2021

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