

MOUNTAIN PACIFIC BUSINESS PARK

LOVELAND, COLORADO 80538


NEW CONSTRUCTION
1,200 - 10,800 SF AVAILABLE
LEASE RATE: \$16.00-\$18.00/SF NNN
NNN: \$5.00/SF (ESTIMATED)

Mountain Pacific Business Park is a centrally located business park on Highway 287 with great access to both Fort Collins and Loveland across from a Walmart Supercenter. Flexible design allows for multiple uses including but not limited to office, warehouse, showroom, etc. Larger users can be accommodated at Mountain Pacific Business Park with a build-to-suit opportunity. 153 Total parking spaces are available.

AVAILABILITIES

Building	Total SF	Minimum Divisible	Drive-in Doors
A	1,200*	1,200	1
B	1,200*	1,200	1
C	10,800*	1,200	6
D	10,800*	1,200	5

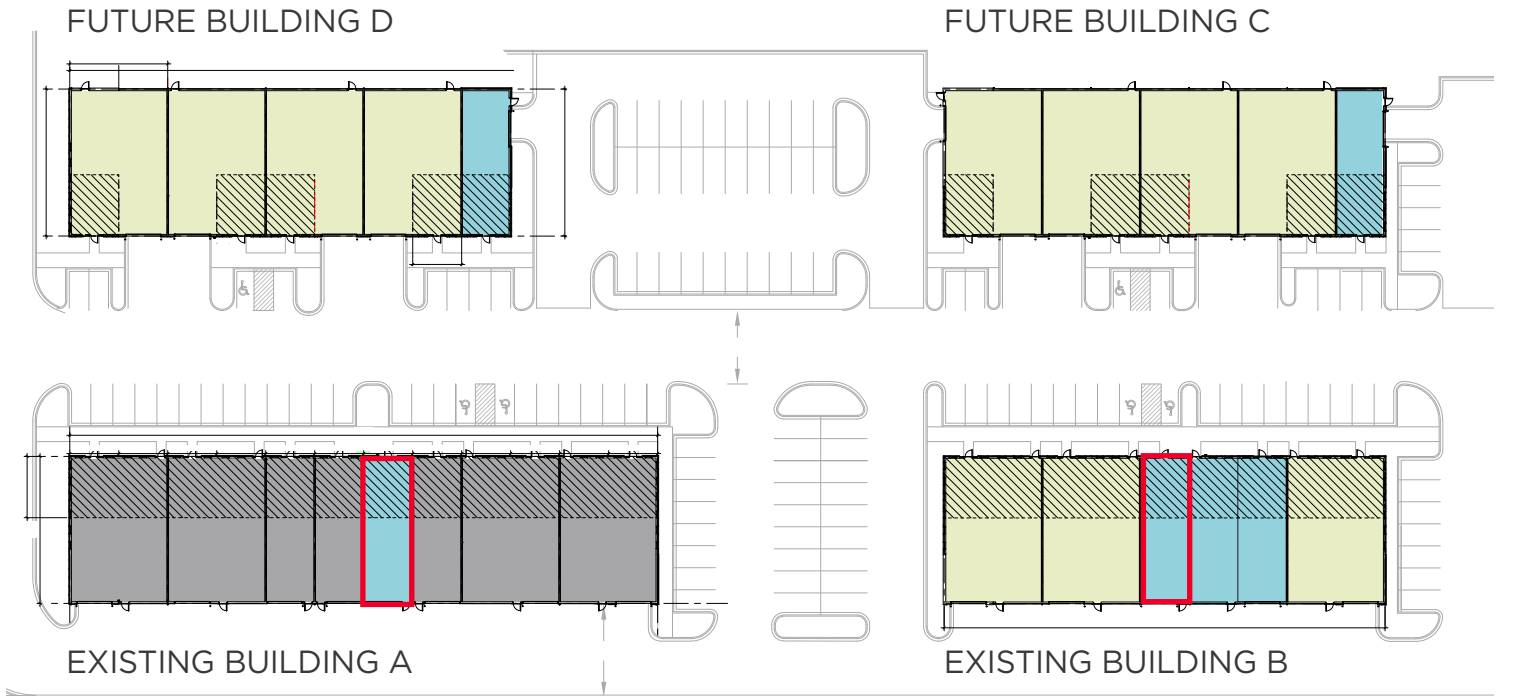
*Mezzanine options available



SITE PLAN

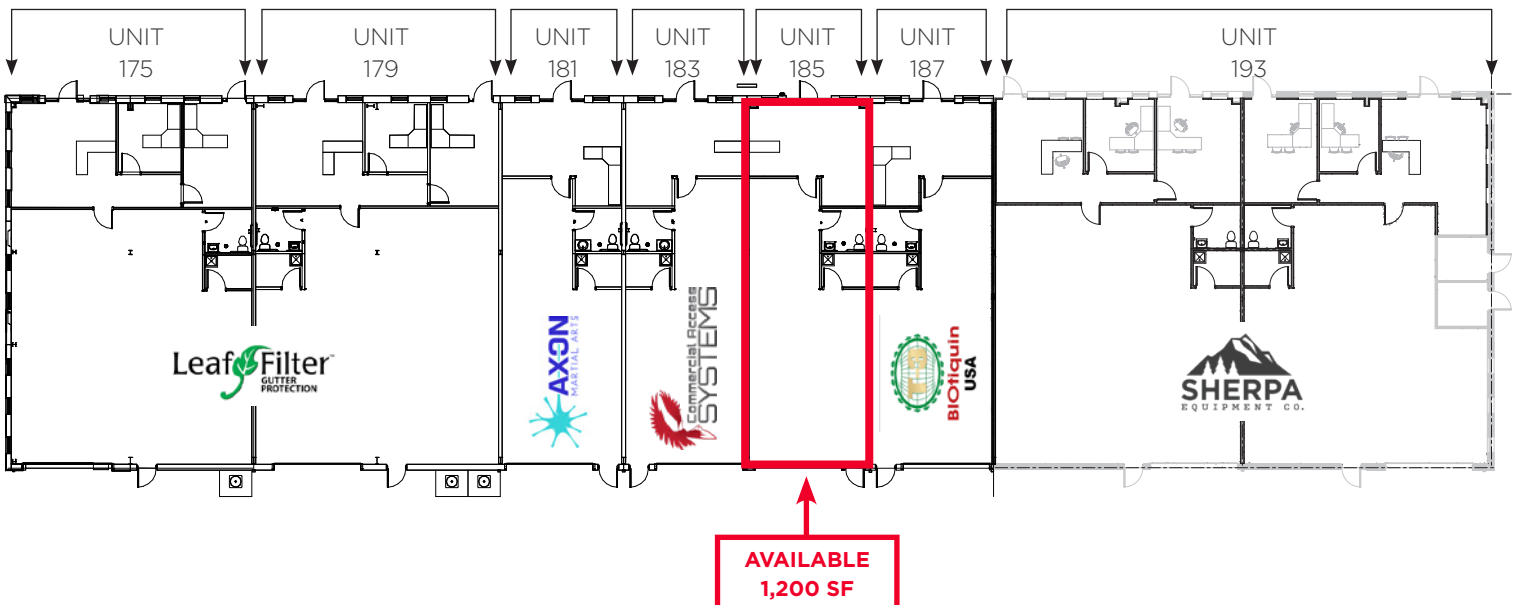
- (2) EXISTING BUILDINGS
- (2) FUTURE BUILDINGS

±1,200 SF
 ±2,400 SF
 MEZZANINE AREAS



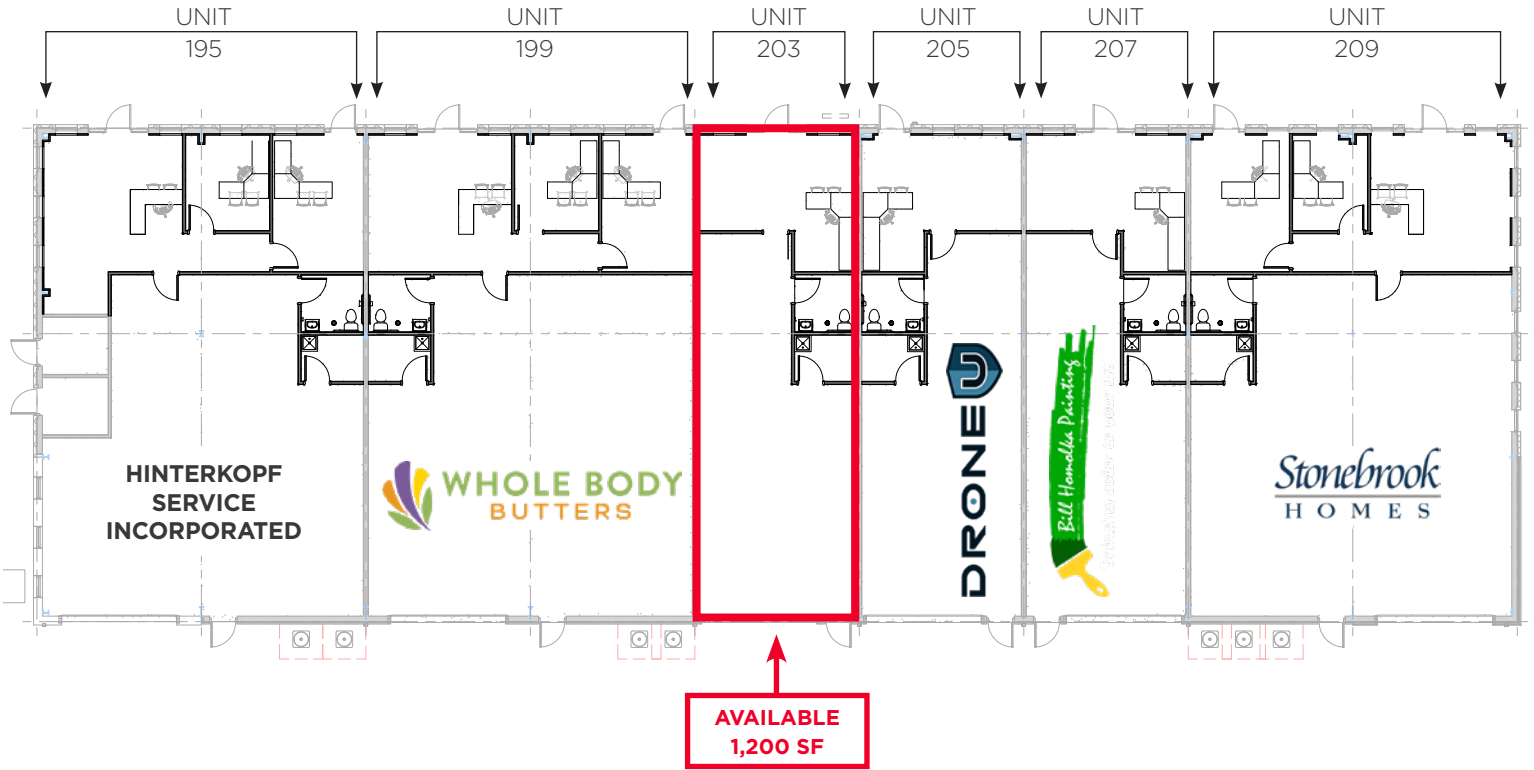
EXISTING BUILDING A | FLOOR PLAN

1 UNIT AVAILABLE



EXISTING BUILDING B: | FLOOR PLAN

1 UNIT AVAILABLE



EXISTING BUILDING A: 14,400 SF
MEZZANINE OPTION: 6,000 SF



EXISTING BUILDING B: 10,800 SF
MEZZANINE OPTION: 4,500 SF



FUTURE BUILDING C: 10,800 SF
MEZZANINE OPTION: 2,500 SF

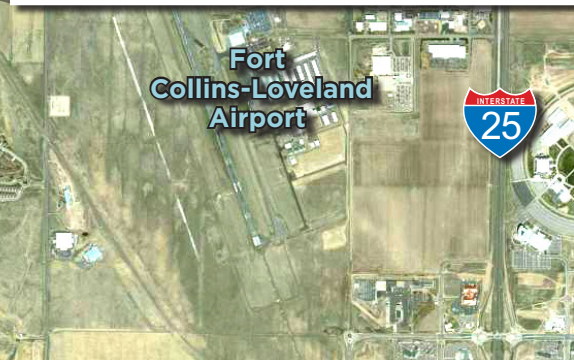
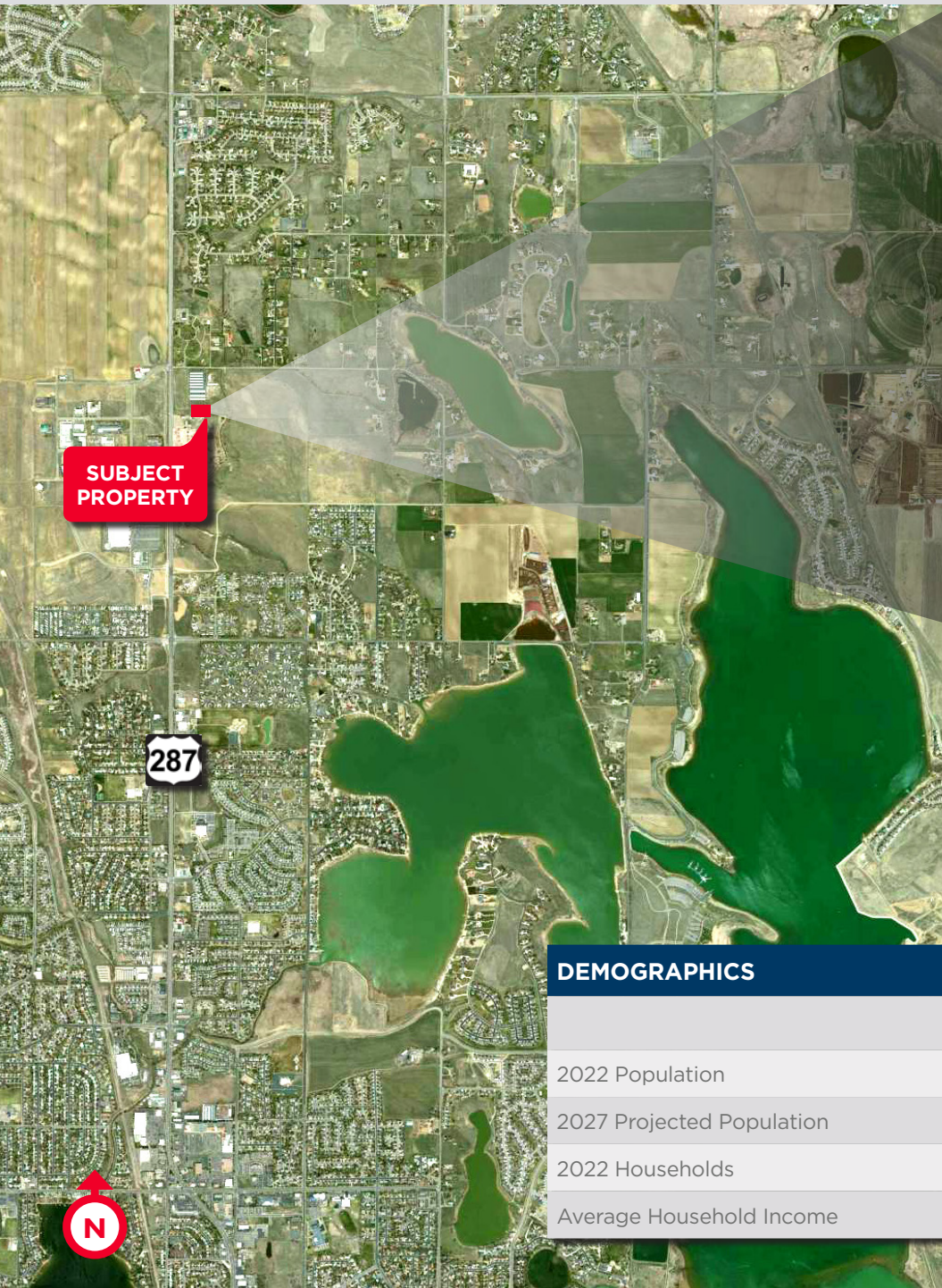


FUTURE BUILDING D: 10,800 SF
MEZZANINE OPTION: 2,500 SF



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DEMOGRAPHICS

CoStar, 2022

	1 Mile	3 Miles	5 Miles
2022 Population	5,026	42,477	120,881
2027 Projected Population	5,498	49,473	132,593
2022 Households	1,881	16,225	48,462
Average Household Income	\$95,006	\$98,798	\$103,924

For more information, please contact:

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