

**UNDER CONSTRUCTION**



**NEW INDUSTRIAL BUILDING WITH OUTDOOR STORAGE**  
**FOR SALE OR LEASE**  
**200 West 69th Court**  
Loveland, CO 80538



# PROPERTY FEATURES

## New Industrial Building with Outdoor Storage For Sale or Lease

Lease Rate: \$25/SF NNN | Sale Price: \$6,160,000 (\$350/SF)



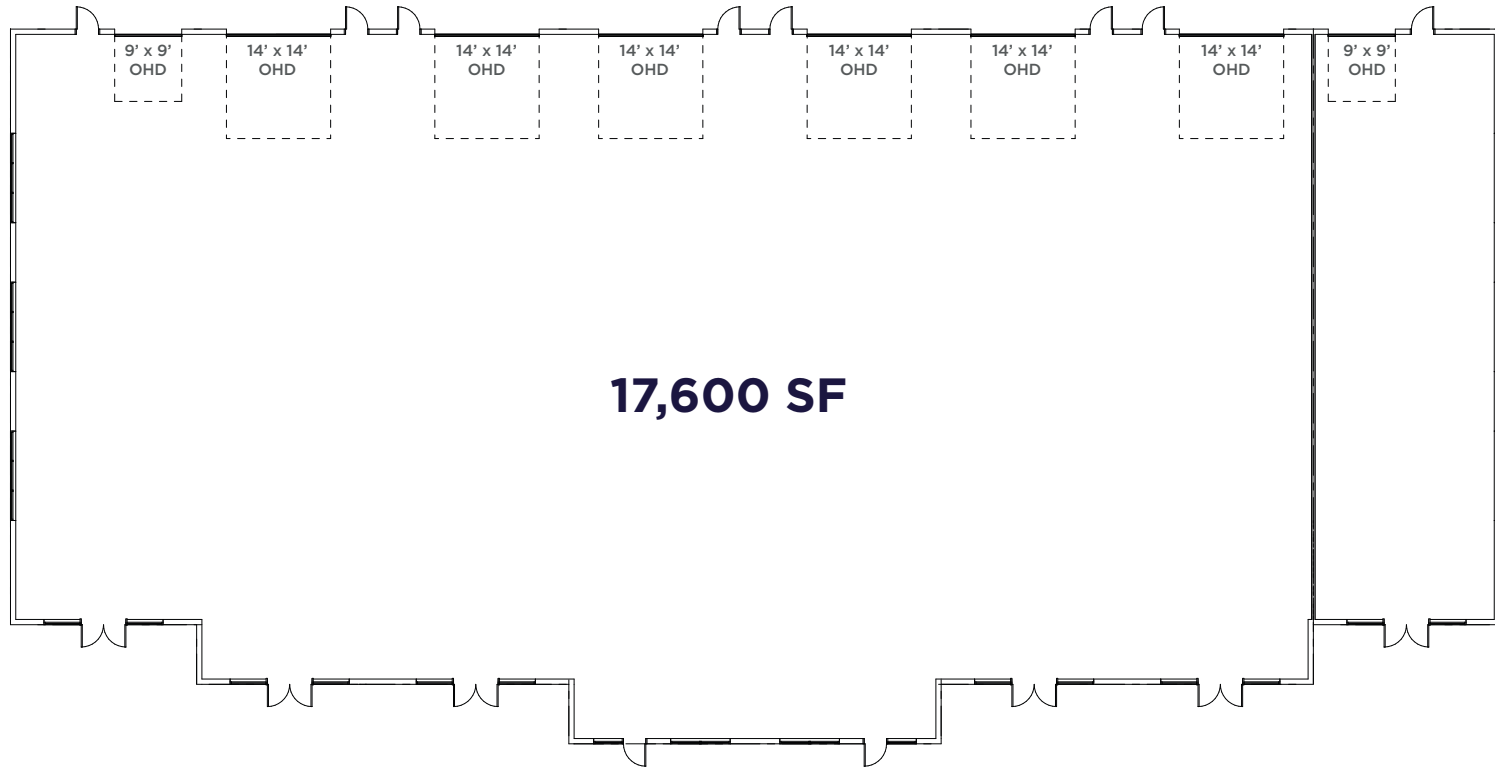
### CONSTRUCTION PROGRESS AS OF APRIL 2026

Introducing a proposed 17,600 square foot industrial building at Longview Commercial Center. This property features 17,065 square feet of fenced outdoor storage, an optional 3,400 square foot mezzanine, and eight overhead doors. Located just off Highway 287, it sits conveniently between Fort Collins and Loveland. Please contact the listing brokers for additional information.

#### Property Details

<b>17,600 SF</b> Main Level Size	<b>3,400 SF</b> Optional Mezzanine Size	<b>17,065 SF</b> <b>(0.39 ACRE)</b> Laydown/Storage Yard	<b>(6) 14' X 14' OHDS</b> <b>(2) 9' X 9' OHDS</b> Loading
<b>50 SPACES</b> Parking	<b>I - DEVELOPING INDUSTRIAL (LOVELAND)</b> Zoning	<b>2026</b> Estimated Delivery	<b>2.31 ACRES</b> Site Size

# FLOOR PLAN

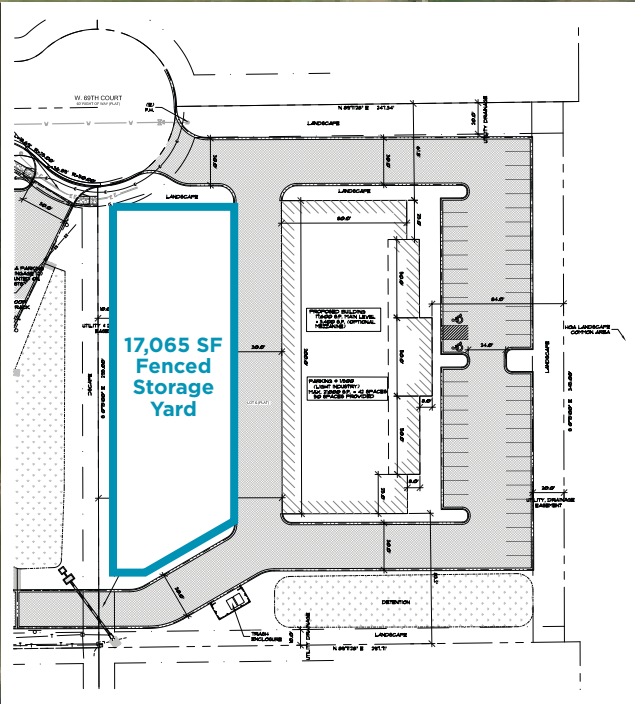


E County Road 30



**AMENITY MAP**

Colorado Honey Company, Elly's, Serious Texas Bar-B-Q, U-Haul, 287, Harrison Ave, ProSource Wholesale, Premier, Air Care Colorado, 4982, ProCO, Deforge Design Interiors, Clear Image, Longview Business Park, RCI Off-Road, Summit Self Storage, 67th Street, BioLife, Verizon Wireless, Taco Bell, 33,763 VPD, Chase, Walmart, Freddy's, 287, Subway, Comfort Dental, First National Bank, Tires Les Schwab, 57th Street



[View Enlarged Site Plan](#)

# LOVELAND HIGHLANDS



## About Loveland

The city of Loveland is south of Fort Collins. 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.

Loveland has embraced urban living and has two successful multi-family assets located in the heart of the downtown corridor. The retail establishments of Lincoln Place consider downtown Loveland's residents the most crucial amenity in that a built-in customer base is present. Source: cityofloveland.org

## Demographic Highlights



Total Population (2023)

**77,723**



Median Age

**41.4**



Total Households

**33,040**



Total Employees

**43,479**



Per Capita Income

**\$43,304**



Total Square Miles

**35.56**



FOR MORE INFORMATION, PLEASE CONTACT:

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