

ROADHOUSE 2

351 W 66th Street, Loveland, CO 80538

SALE PRICE: \$260 - \$285/SF



FOR SALE

NEW CONSTRUCTION INDUSTRIAL/FLEX CONDOS

Presented By:

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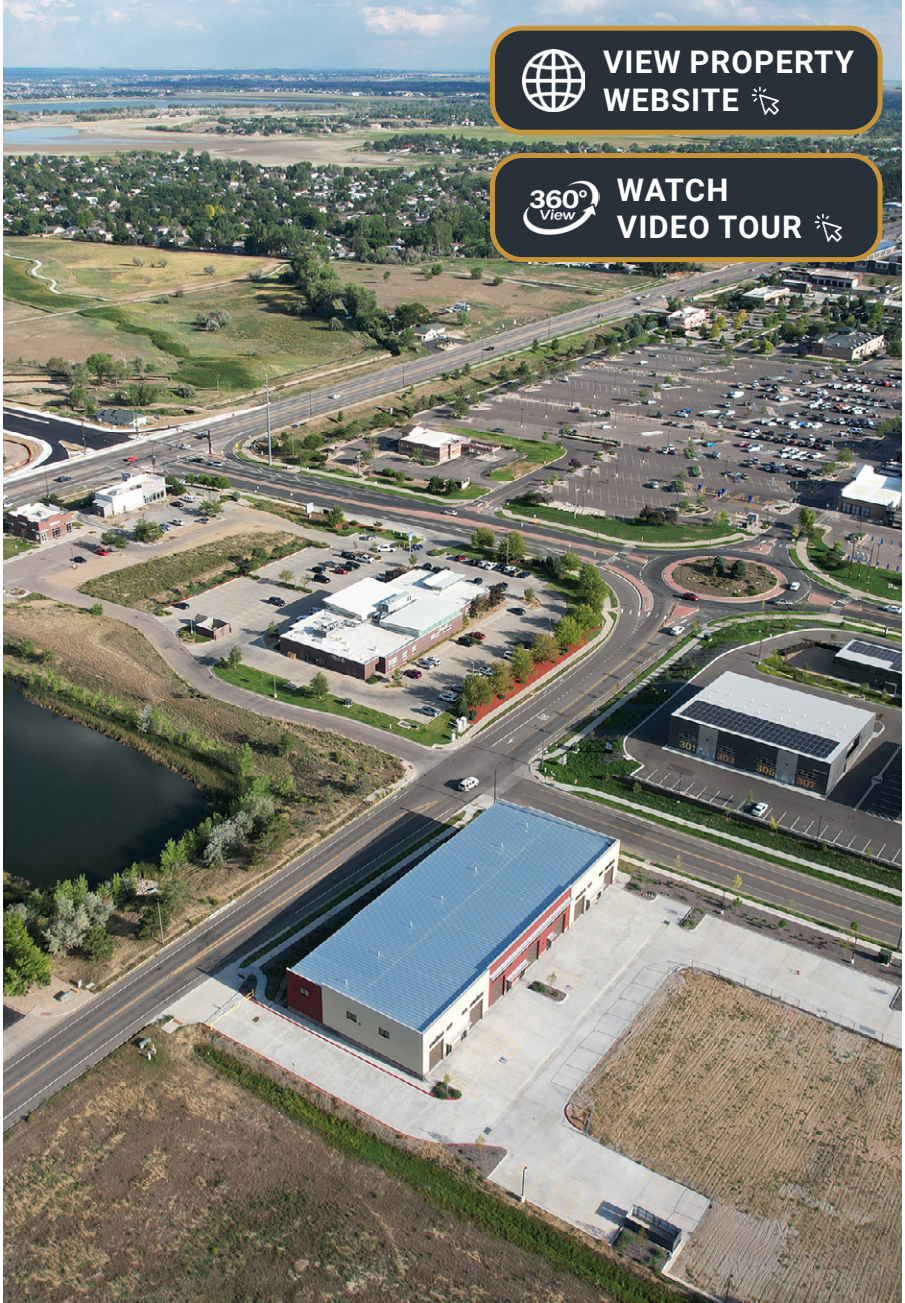


4803 Innovation Drive, Ste. 1A, Fort Collins, Colorado, 80525
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PROPERTY INFORMATION

351 W 66th Street, Loveland, CO 80538

Max Contiguous SF:	21,140 SF (15,984 SF main, 5,156 SF mezz.)
Min. Divisible:	2,283 SF
Site Size:	4.23 AC
Construction:	Steel frame with stucco façade
Power:	1,600a, 208v, 3-phase
Clear Height:	22' – 25'
Loading:	7 Grade-level high-lift OHDs (12' W x 14' H)
Parking Ratio:	2.60 : 1,000 SF (160 spaces total)
Zoning:	I – Developing Industrial
Mill Levy:	81.599
Association Dues:	\$300/unit/month
Sale Price:	\$260 - \$285/SF



 **VIEW PROPERTY WEBSITE** 

 **WATCH VIDEO TOUR** 

- Fee simple ownership – no ground lease!
- Mezzanine available for additional office or storage space (up to ±743 SF per unit)
- 6" 4,000 PSI reinforced concrete slab
- Full concrete parking lot and drive aisles
- Water, sanitary, and gas lines in place
- Easily serve both Loveland and Fort Collins from the prime location in Longview Business Park
- Near retail corridor and close to amenities
- Build-to-suit available on Building B
- Comprehensive surveillance camera coverage included in OA dues



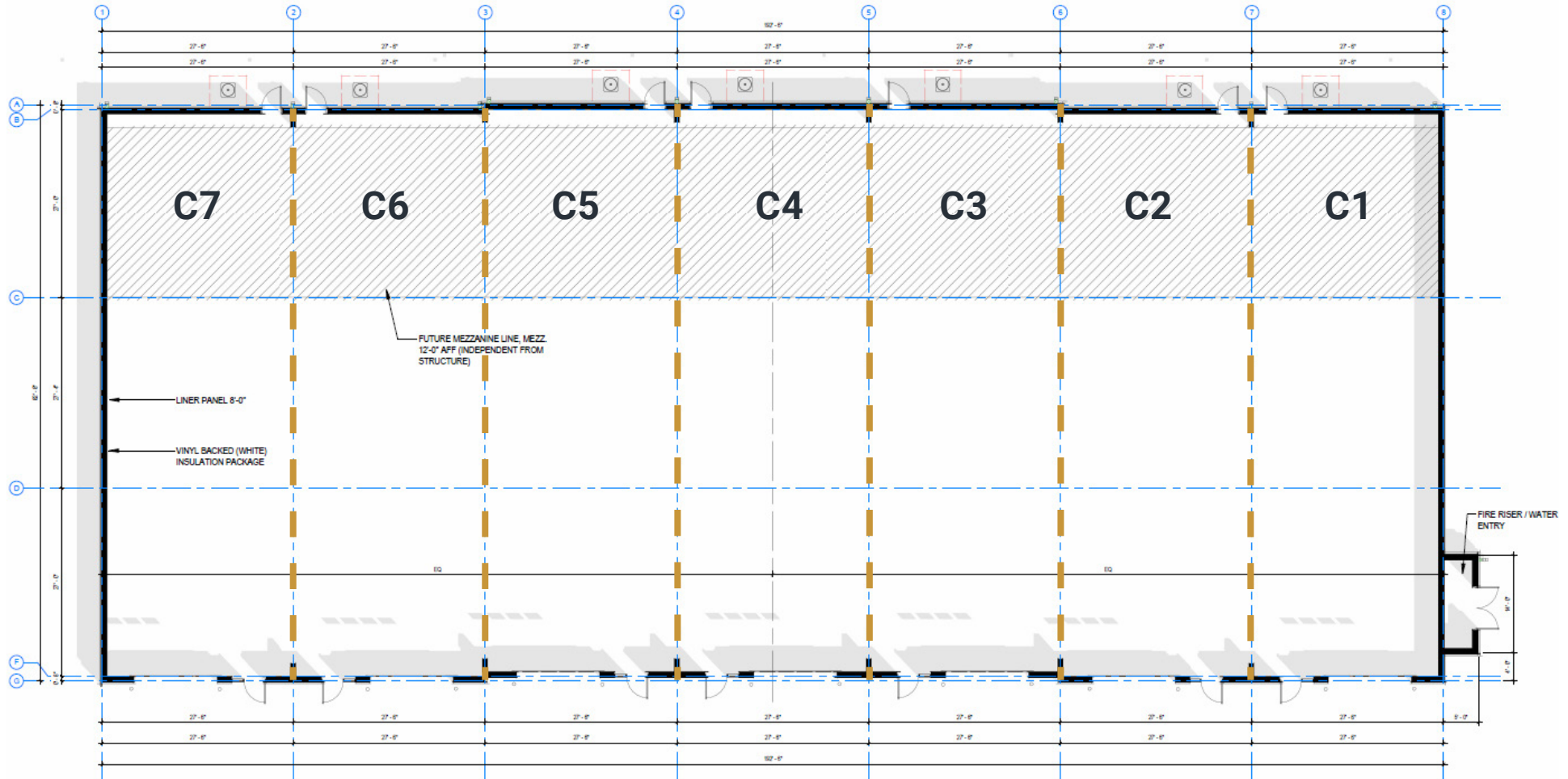
PHASE 1 SOLD OUT - NOW SELLING PHASE 2

Northern Colorado's premier light industrial complex, Roadhouse 2 is a three-building, ±61,000 SF Class A light industrial/flex development located in Loveland's Longview Business Park. Building C now offers up to 21,140 SF available for purchase, with the flexibility to demise into condo units starting from 2,283 SF - positioned to accommodate anyone from a single large user to a small business owner-user. The building suits a wide range of uses, including light manufacturing, assembly, research and development, wholesaling, and warehousing.

Built to provide serious infrastructure, the building boasts 1,600a, 208v, 3-phase power, 22'-25' clear heights, 14' high-lift drive-in doors, a 6" reinforced concrete slab, and low-e clerestory windows for abundant natural light.

The strategic location in Longview Business Park offers immediate access to Hwy 287 and is in close proximity to Hwy 392, ensuring swift connections to I-25 and the ability to easily serve both Loveland and Fort Collins. With most of the park already developed or under construction, Longview is rapidly evolving into a vibrant commercial hub, offering long-term upside for owners as the surrounding area builds out.

Units C1-C7 shown. Demising walls can be placed at any combination of the dashed lines.



FLEXIBLE SIZING

Building C consists of an open 15,984 SF main floor that can be demised into as many as seven 2,283 SF units, with the ability to add up to approximately 743 SF of mezzanine per unit. Buyers can take a single unit, the entire building, or any number in between.





ACCESS & DRIVE TIMES:

Fort Collins:	4.6 mi 8 min
I-25:	6.5 mi 10 min
DT Loveland:	4.8 mi 10 min
Denver International Airport:	60.7 mi 56 min

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