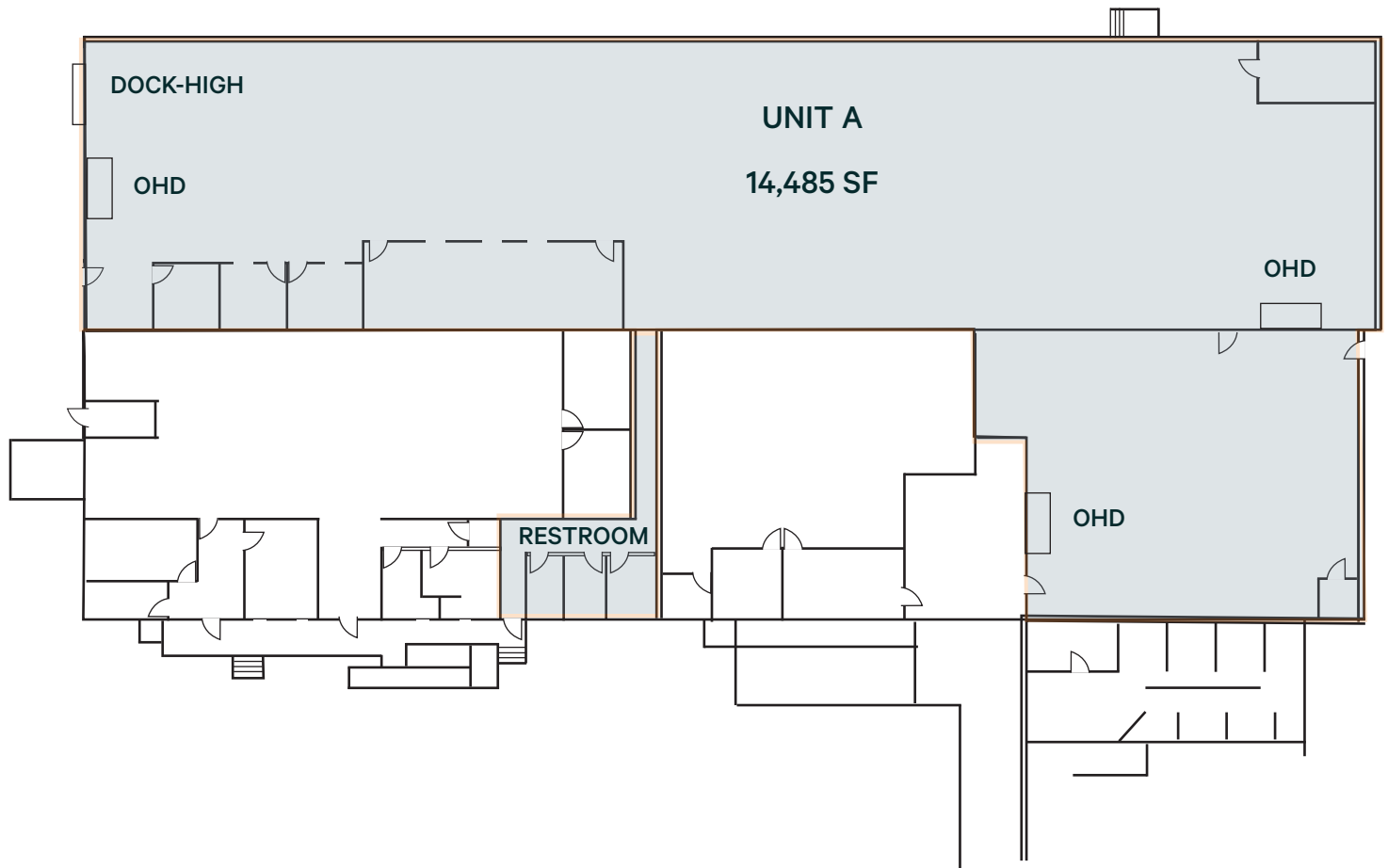


Campion Industrial Park- Bldg. 255A

42nd Street SW | Loveland, Colorado 80537



Property Summary

Location, Location, Location

This property is located two blocks west of Highway 287 between South Loveland and North Berthoud in Northern Colorado. Situated approximately 45 miles north of Denver and 12 miles south of Fort Collins, the region is also home to two major universities, Colorado State University and University of Northern Colorado as well as two excellent community colleges. With such a great educational presence in the region, it boasts a highly educated workforce.

Northern Colorado is ideally located for access to major air, motor, and rail arteries, with Denver's International Airport (DIA) approximately one hour away from the region. There is a wide-range of convenient door-to-door pickup and drop off shuttle services to and from DIA within the region as well. One is right outside the door of the Loveland Chamber of Commerce.