

5815 & 5895 ROCKWELL AVE.

LOVELAND, CO 80537

FOR SALE



ROCKWELL AVENUE

LAND LEASE INVESTMENT ON I-25
SALE PRICE: \$1,690,000 | CAP RATE: 8.88%



5815 & 5895 ROCKWELL AVENUE | LOVELAND, CO 80537

PROPERTY HIGHLIGHTS

5815 & 5895 Rockwell Avenue features a fully leased parking lot and fenced yard, currently under a 10-year lease agreement with Mesa Natural Gas Solutions, LLC. The monthly rent is \$12,500 for years one through ten and it will increase to \$15,625 per month for years eleven through fifteen if the first renewal option is exercised. The property is located off I-25 and is just south of the new 3.5 million square foot Amazon distribution facility. Please contact the listing brokers for additional information.

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PROPERTY DETAILS

Land Size 1.47 Acres (64,188 SF)

Parking 71 Spaces

Yard Fenced Yard

LEASE DETAILS

Tenant Mesa Natural Gas Solutions, LLC

Rent \$12,500/Month

Term 10 Years

Expiration December 31, 2034

Renewal Two Five-Year Options

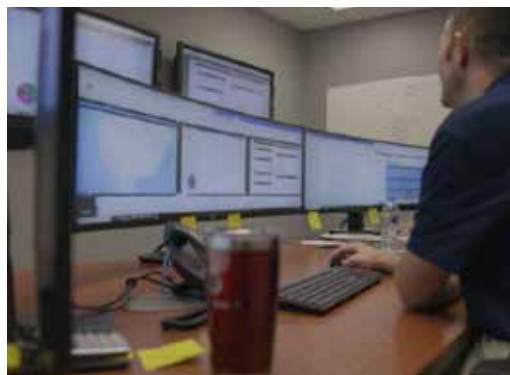
Escalation Increase to \$15,625/Month on Year 11



TENANT OVERVIEW

Mesa Power Solutions is a nationwide leader in reliable, scalable power generation. Headquartered in Loveland, Colorado, Mesa designs, assembles, and supports natural gas generator systems and modular power solutions for mission-critical industries such as data centers, utilities, and oil & gas. With vertically integrated operations, advanced telemetry for 24/7 monitoring, and a team of over 200 field technicians, Mesa delivers resilient energy systems that ensure uptime and operational continuity. Their commitment to innovation, service, and integrity makes them a trusted partner for dependable on-site power.

Source: <https://mesapowersolutions.com>



AREA OVERVIEW

CORPORATE NEIGHBORS



BOYD LAKE

BOYD LAKE AVE.

NORTHERN COLORADO
REGIONAL AIRPORT

FOOD BANK

HACH

dalton

BECKMAN
COULTER

MOTOR
HARLEY-DAVIDSON
VESTLES

TO FORT COLLINS

amazon

ROCKWELL AVE.

BYRD DR.

25

84,664 VPD

PENSKE

US
FOODS

bluearena

The Ranch
Larimer County Fairgrounds
and Events Complex

EMBASSY
SUITES

CR 30

N. FAIRGROUNDS AVE.

CROSSROADS BLVD.

MAIN EVENT

Walmart
Distribution Center





DEMOGRAPHICS

	2 MILE	5 MILE	10 MILE
2024 Population	8,626	99,742	332,015
2029 Population Projection	9,254	109,677	360,825
2024 Households	3,379	37,897	129,889
Avg. Household Income	\$173,120	\$133,908	\$111,101

Source: CoStar 2025





CONTACT INFORMATION

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