

An aerial photograph of an industrial park. A large, rectangular lot in the center is outlined in red. The lot is currently undeveloped, showing grass and some brush. Surrounding the lot are various industrial buildings, parking lots filled with cars, and a road. To the left, there is a pond and a building with a green roof. The background shows more industrial buildings and a residential area with houses.

6675 N Harrison Avenue, Loveland, CO 80538

SALE PRICE: \$588,060 (±\$6.75/SF)

DEVELOPMENT OPPORTUNITY

±2.0 ACRE INDUSTRIAL LOT FOR SALE

Presented By:

DAVID D'AMBROSIO

(970) 988-3872

david@dambrosiocompany.com



PROPERTY INFORMATION

6675 N Harrison Avenue, Loveland, CO 80538

Address	6675 N Harrison Avenue, Loveland, CO 80538
Zoning	I - Developing Industrial
Lot Size	±2.0 AC (87,120 SF)
Location	Longview Business Park
Utilities	Adjacent to site
Price	\$588,060 (±\$6.75/SF)



- Corner lot with Harrison Ave frontage
- Close proximity to Walmart Supercenter and several major retailers
- 31,000+ VPD at Hwy 287
- Conveniently situated in the path of growth between Loveland and Fort Collins
- Easy access to I-25 via Hwy 392
- Preliminary plans for a ±11,280 SF light industrial building with outside storage available



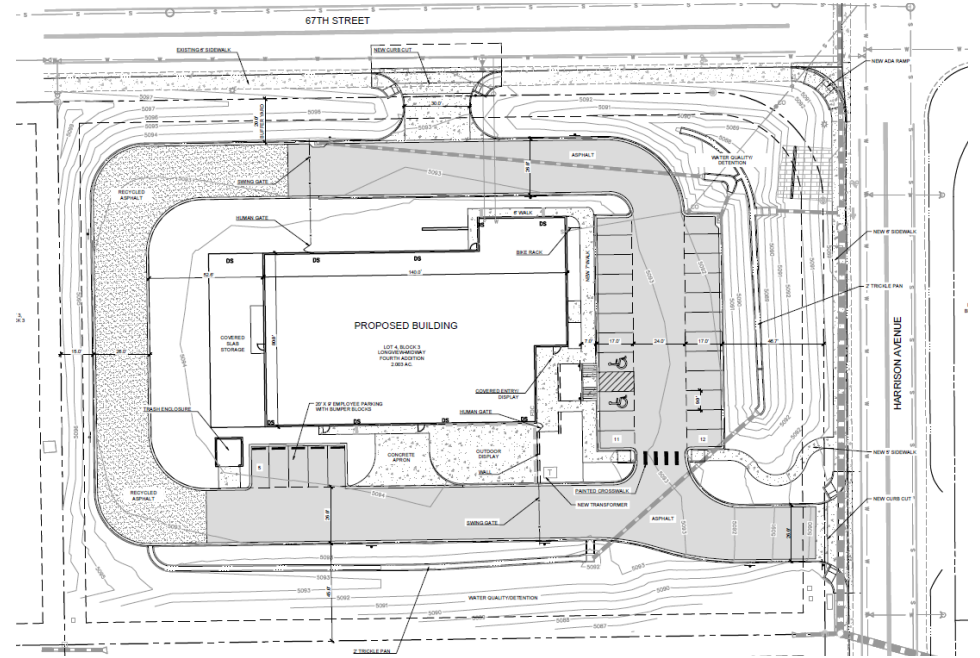
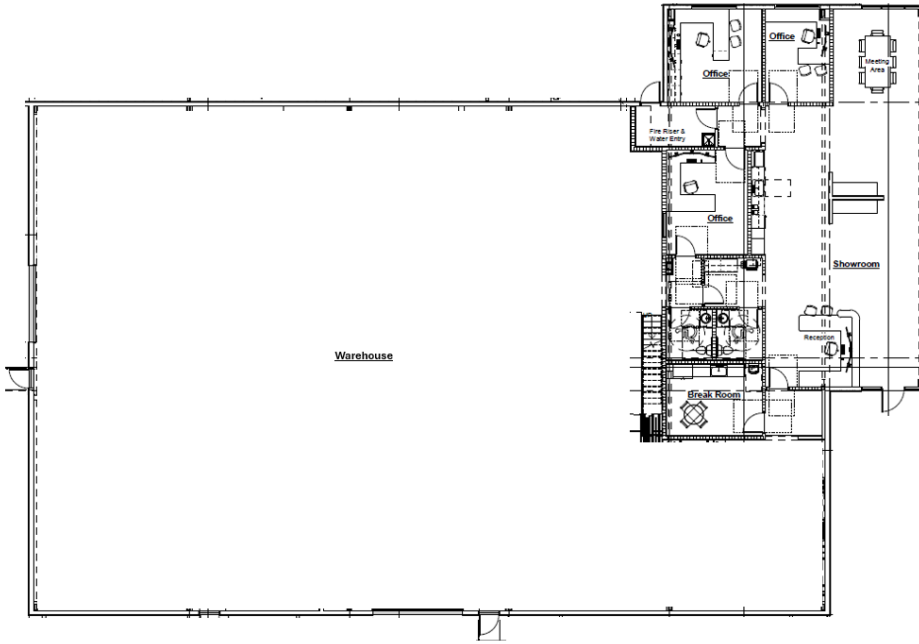
6675 N Harrison Avenue offers a prime ±2.0-acre lot located at the southwest corner of N Harrison Avenue and W 67th Street in Longview Business Park.

The site is perfect for a wide range of light industrial and commercial uses, including research and development, assembly, light manufacturing, wholesaling, warehousing and distribution, and more.

The exceptional location allows businesses to easily serve both Loveland and Fort Collins and offers easy access to I-25 via Hwy 392. With most of Longview Business Park already developed or under construction, this area is rapidly evolving into a vibrant commercial hub, offering an excellent opportunity for future growth.

PRELIMINARY CONCEPTUAL PLANS

6675 N Harrison Avenue, Loveland, CO 80538



Preliminary plans for a modern light industrial facility with outside storage are available for purchase, presenting a unique opportunity for a buyer to bypass months of initial design friction. Per the City of Loveland's Development Department, a new submittal would be required.

For a buyer interested in the concept, there may be an opportunity to streamline portions of the early design and planning process by reengaging the previous architect. Buyer to independently verify all zoning, development, permitting, entitlement, timing and cost considerations with the appropriate governmental authorities and third-party professionals.

- Modern façade combining corrugated industrial metal with warm wood-tone architectural paneling
- Generous wrap-around storefront glazing flood the showroom and reception areas with natural light
- High-clearance rooflines engineered to maximize the ±11,280 SF footprint for robust operational capability
- Secure, expansive rear yard area for equipment and material staging
- A highly intentional office/warehouse split designed to isolate warehouse operations from a premium, client-facing environment





DAVID D'AMBROSIO

(970) 988-3872
david@dambrosiocompany.com

This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, expressed or implied, is made as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or Properties) in question.

