



## FOR SALE – INDUSTRIAL WAREHOUSE

AIRPARK NORTH – 6987 Rickenbacker Rd, Loveland, CO 80538

<b>Zoning</b>	<a href="#">Industrial</a> - DI
<b>Sqft</b>	36,000 SF
<b>Clear Ht</b>	20'6" - 28'3"
<b>Power</b>	120/208V, 3-P 600A
<b>Parking</b>	52
<b>Loading</b>	6 - 14'x14' Drive In 1 - Dock
<b>Fire System</b>	ESFR
<b>Lot Size</b>	4.02 Acre
<b>YOC</b>	2022

**\$ 9,596,000**  
**\$266/sf**

### Property Features

- Move-In Ready – Day 1 Occupancy
- Structural Mezzanine – Storage or Offices
- Office, Conference & Restrooms Complete – Zero Buildout Cost
- Flexible Multi-Tenant Layout – Split or Single User
- Outside Storage Yard
- Upgraded ESFR – Insurance-Favorable
- Amazon DEN9 – 2 Minutes Away
- I-25 Access – 3 Minutes to On-Ramp
- 25' Storage Ht – Rack-Ready Warehouse

 [www.AlignCREA.com](http://www.AlignCREA.com)

**BROKERAGE DISCLOSURE**

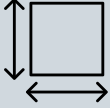


303-945-1335

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# PROPERTY DETAILS

## AREA



**36,000 sqft**

Total area

**30,000 sqft**

Warehouse

**6,000 sqft**

Mezzanine

**25 ft**  
Max storage ht

**20'6"-28'3"**

Clear ht

**Move-in Ready**

**Day 1 Occupancy**

**Zero Buildout Cost**

**Fully Permitted**



### Fire Suppression – ESFR

- 300 Victaulic V4702 pendants – K16.8 @ 35 PSI
- 25 ft high-piled storage – no in-rack sprinklers needed
- 1,452+ GPM · new 8" fire line · LFRA approved
- Fully sprinklered – warehouse, mezzanine & offices



### HVAC

- Carrier RTU – 1,990 CFM, 15.2 SEER, 100% economizer
- 6 Carrier fan coil units – zone control per office
- 9 Reznor gas unit heaters – high efficiency
- Restroom exhaust + motorized warehouse supply louver



### Electrical & Mechanical

- Dual service panels (A & B) – 120/208V, 3-phase, 600A
- Multiple gas unit heaters throughout warehouse
- Occupancy-sensor lighting – 2021 Energy Code
- Expansion capacity
- 90-min emergency lighting + powered overhead doors



### Space Layout

- Open warehouse + cage storage + 6,000 sf mezzanine
- 6+ private offices, conference room, break/kitchen
- Full restroom facilities – men's, women's & service sink
- Loading dock – new apron, retaining walls & drainage (2024)



### Site & Access

- 4.027-acre lot – Airpark North Second Subdivision
- 52 parking spaces including 4 ADA stalls
- Adjacent to Northern Colorado Regional Airport
- Direct I-25 access – 3 min to on-ramp via E County Rd 30



### Zoning & Use

- Industrial (DI) Zoning
- Warehouse, Distribution & Manufacturing Uses
- Airport-Compatible Location
- I-25 & Regional Access
- Airpark North Business Park



### Permits & Compliance

**NFPA 13 & 24**

**IBC / IFC 2018**

**LFRA approved**

**2021 Energy Code**

**Loading Dock BP-23-03489**

**3 min**

to I-25

**2 min**

to Amazon DEN9

**\$266**

per SF

**2022**

year built

**6**

drive-in doors

**1**

loading dock

# Exterior Property Photos



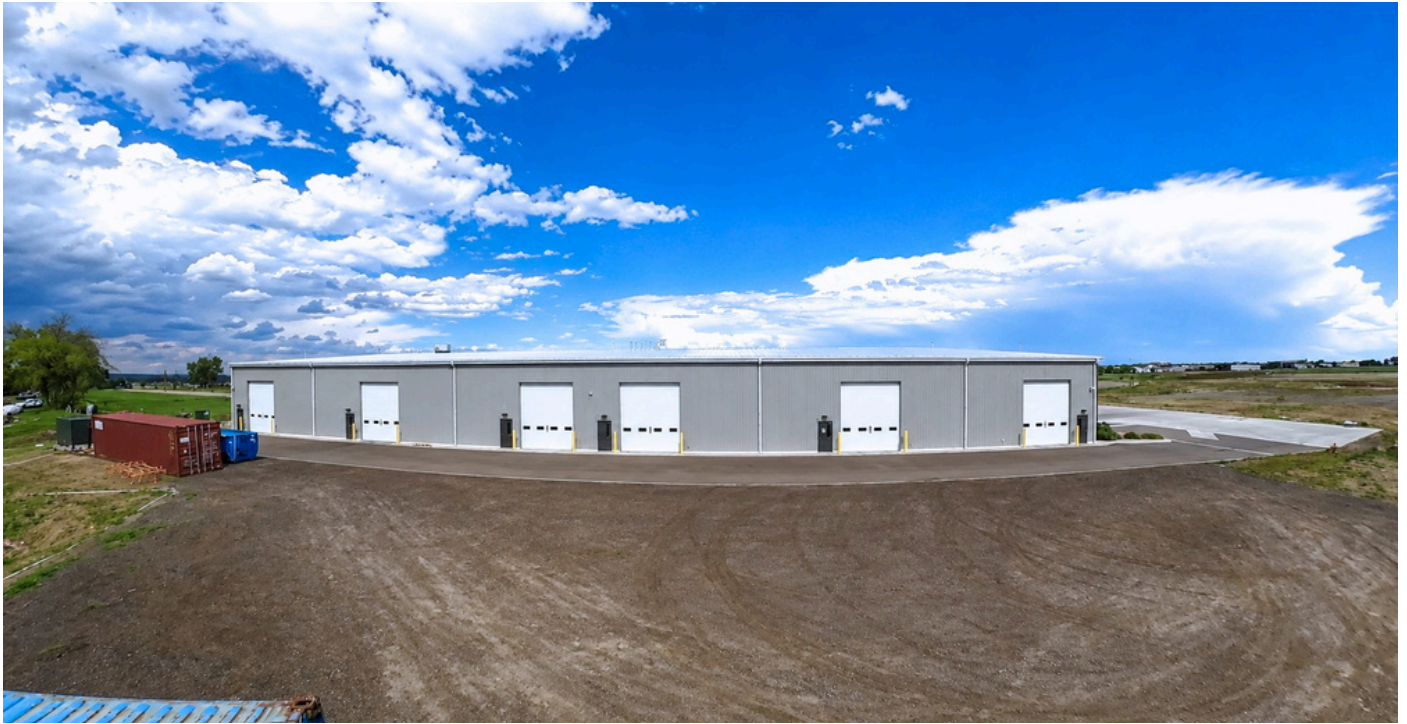
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[WATCH DRONE VIDEO HERE](#)



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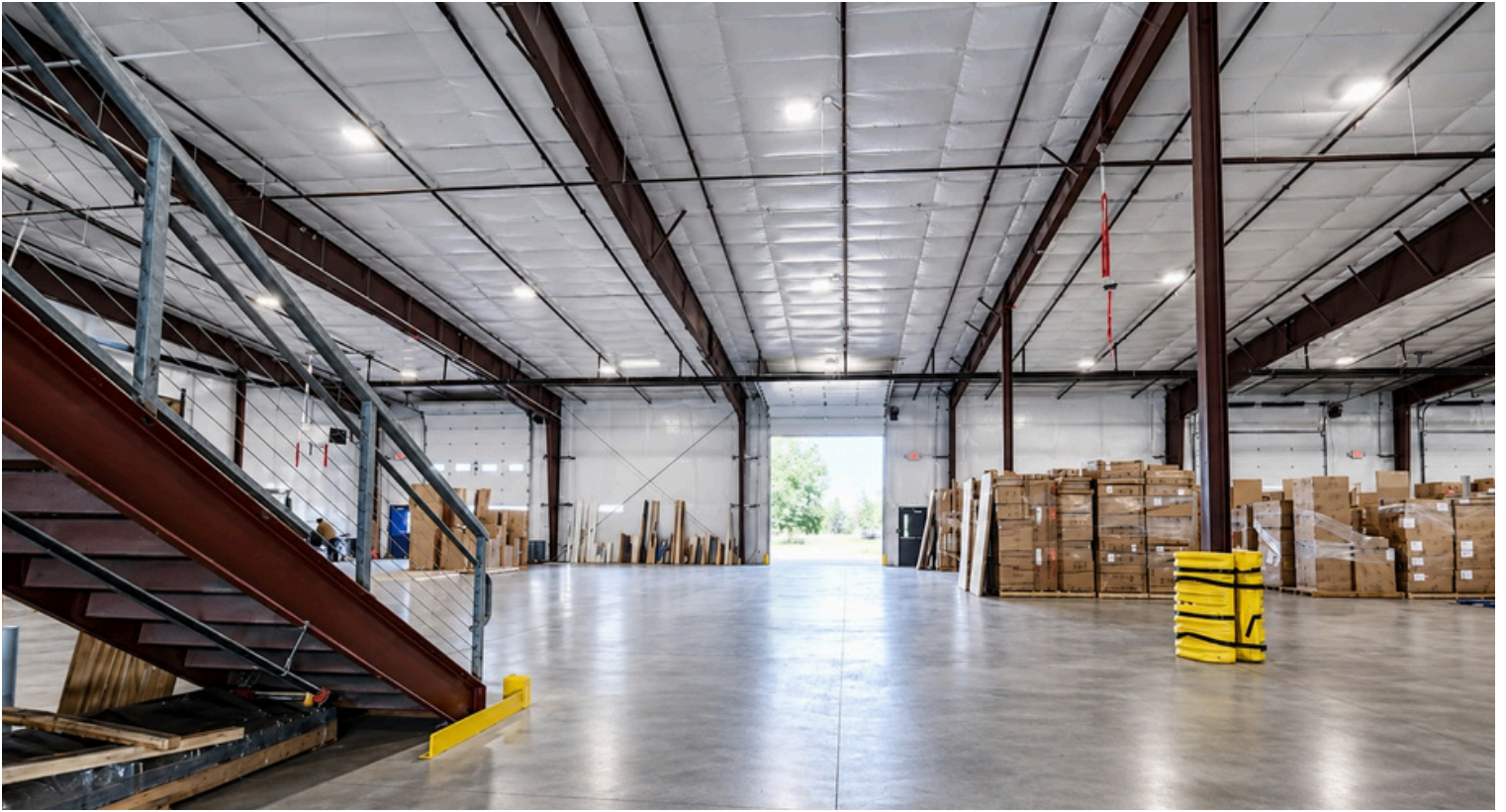
# Exterior Property Photos



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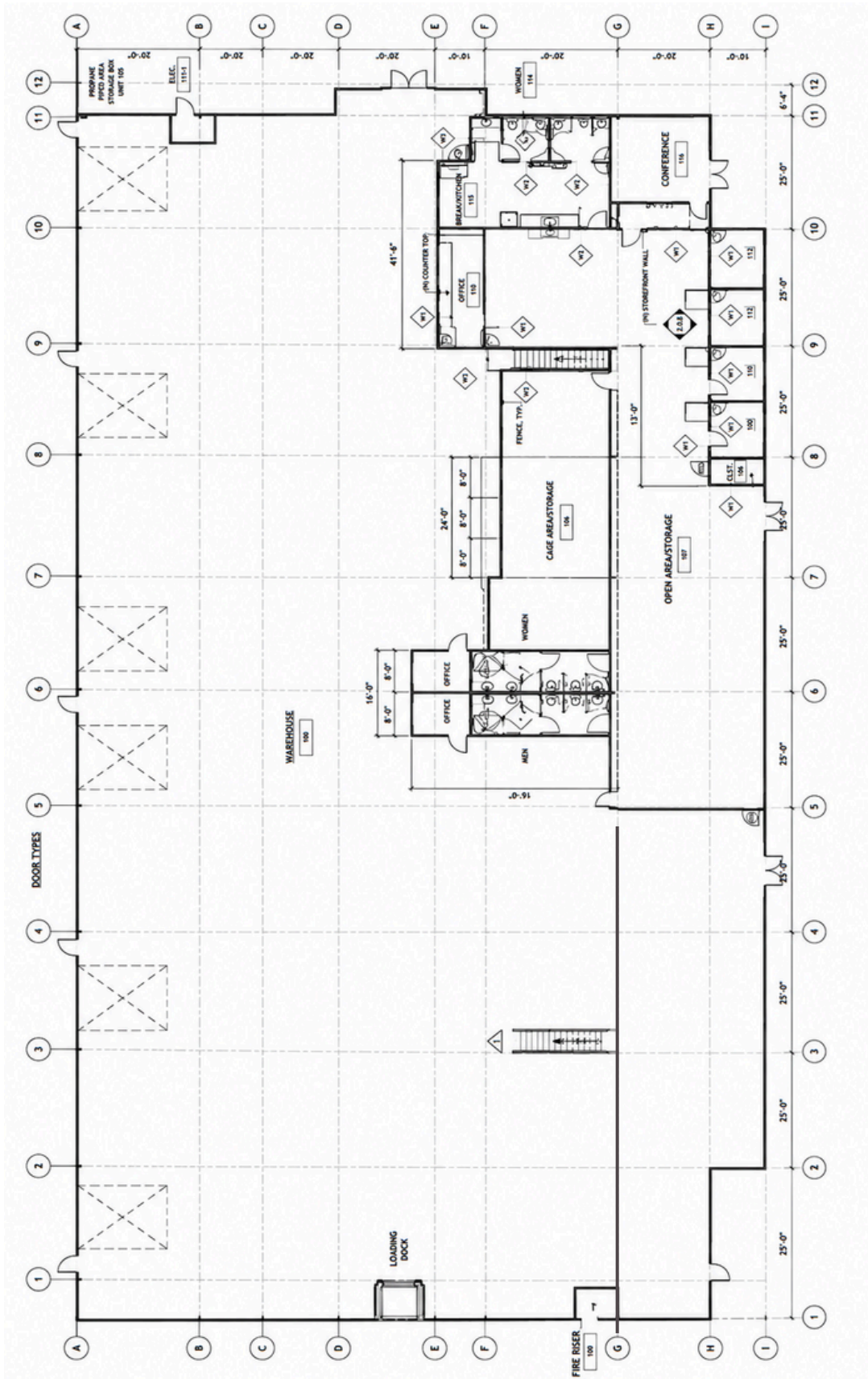
# Warehouse Property Photos



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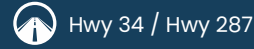
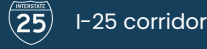
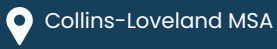
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# GROUND FLOOR PLAN



# Northern Colorado Industrial Market

Loveland / Fort Collins Corridor - Airpark North submarket



## Loveland Amazon DEN 9 Fulfillment Center

6425 Byrd Drive, Loveland, Colorado



FACILITY SIZE

**3.5 M**  
sqft

SITE AREA

**152**  
acres

INITIAL JOBS

**1000+**  
employees

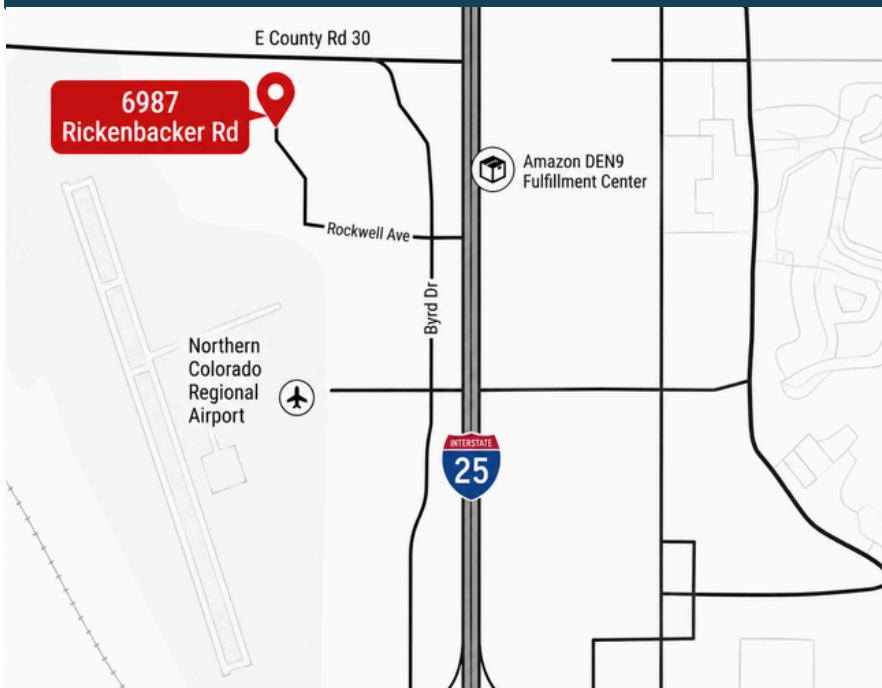
LONG-TERM POTENTIAL

up to **3,000**  
jobs

PRODUCT FOCUS

**Consumer goods under 50 lbs**

### LOCATION ADVANTAGE



Immediate access to I-25 & County Road 30



Minutes from Northern Colorado Regional Airport



Located in the Airpark North industrial corridor

### ECONOMIC REGIONAL SNAPSHOT



Larimer Co GDP

**\$22B**

2023 — doubled since 2001



Colorado GDP growth

**2.9%**

Projected 2024, vs. 2.1% national



CO industrial sector

**\$30B+**

Annual economic contribution



NoCo industrial vacancy

**3.9%**

Demand outpacing supply

# 5-MILE & 10-MILE DEMOGRAPHIC REPORT

## KEY DEMOGRAPHICS & MARKET INSIGHTS



### POPULATION OVERVIEW



Strong and growing population base with steady household growth and an educated, affluent community.

#### 5-MILE RADIUS



2025 Population  
**107,106**



2030 Projected Population  
**112,431**



Annual Growth (2020-2025)  
**1.9%**



Median Age  
**39.5**



Bachelor's Degree or Higher  
**51%**

#### 10-MILE RADIUS



2025 Population  
**348,435**



2030 Projected Population  
**365,528**



Annual Growth (2020-2025)  
**1.6%**

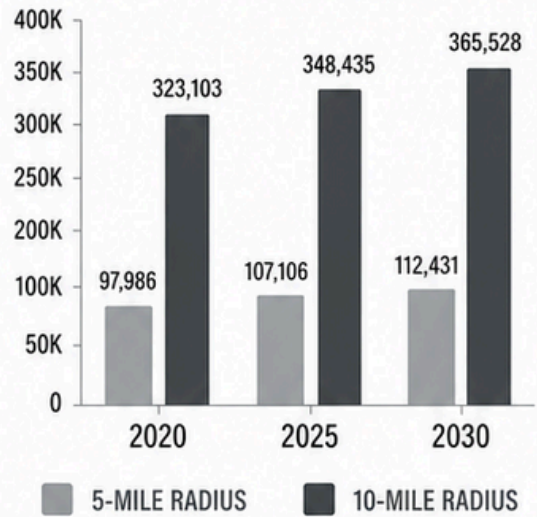


Median Age  
**36.5**



Bachelor's Degree or Higher  
**47%**

### POPULATION GROWTH



The 5-mile radius is projected to grow by 5,325 residents (4.9%) by 2030.



### HOUSEHOLDS

	5-MILE	10-MILE
2025 Households	41,495	137,157
2030 Projected Households	43,551	144,011
Average Household Size	2.5	2.4
Owner Occupied Households	30,351 (70%)	89,299 (65%)
Renter Occupied Households	13,200 (30%)	54,712 (35%)



### INCOME

	5-MILE	10-MILE
Average Household Income	\$134,627	\$115,843
Median Household Income	\$107,742	\$92,163
Households Earning \$200K+	8,038	18,577



### HOUSING

	5-MILE	10-MILE
Median Home Value	\$644,677	\$600,808
Median Year Built	2003	1996



Owner Occupied (5-MILE)



Owner Occupied (10-MILE)

# Demographics



## EMPLOYMENT SNAPSHOT

### 5-MILE RADIUS



Total Daytime  
Employment  
**58,308**

#### TOP INDUSTRIES

- Education & Health Services
- Professional & Business Services
- Manufacturing
- Trade, Transportation & Utilities



Total Businesses  
**7,219**

### 10-MILE RADIUS



Total Daytime  
Employment  
**170,270**

#### TOP INDUSTRIES

- Education & Health Services
- Professional & Business Services
- Manufacturing
- Trade, Transportation & Utilities



Total Businesses  
**20,672**



## CONSUMER SPENDING (2025)

### 5-MILE RADIUS

#### TOTAL CONSUMER SPENDING

**\$1.67 BILLION**



Food & Alcohol **\$427.8 Million**



Transportation & Maintenance **\$422.6 Million**



Entertainment, Hobbies & Pets **\$251.3 Million**

### 10-MILE RADIUS

#### TOTAL CONSUMER SPENDING

**\$5.06 BILLION**



Food & Alcohol **\$1.31 Billion**



Transportation & Maintenance **\$1.31 Billion**



Entertainment, Hobbies & Pets **\$765.8 Million**



High levels of consumer spending across key categories support a strong retail and service market.



## TRAFFIC COUNTS (VPD)

### BOYD LAKE AVE



**5,319**  
VPD

### NW FRONTAGE RD



**6,194**  
VPD

### COUNTY ROAD 30 CORRIDOR



**3,700 – 4,300**  
VPD

# 6987 Rickenbacker Rd, Loveland, CO 80538



6987  
Rickenbacker Rd



Northern Colorado  
Regional Airport



Amazon DEN9  
Fulfillment Center

AmericInn by Wyndham  
Windsor Ft. Collins



Windsor  
Highlands Park



Highland Meadows  
Golf Course



Blue FCU Arena



The Ranch Events  
Complex



Embassy Suites by  
Hilton Loveland



Amazon  
Distribution Center



Walmart  
Distribution Center



In-N-Out Burger



I-25 3 min

