



INDUSTRIAL PROPERTY FOR SALE

170 2nd Street SW

Loveland, Colorado

70,770 SF | **13.61 Acres**

OFFERING MEMORANDUM

LOVELAND · COLORADO

A Crane-Served Industrial Campus

This exceptional ±70,770-square-foot facility sits on 13.61 acres and offers unmatched access to major transportation routes, including US Highway 287, Highway 402, and Interstate 25, providing direct connectivity across the entire Front Range.

Purpose-built and fully sprinklered, the metal-frame campus carries clear heights from 14 to 32 feet and is configured for warehousing, manufacturing, and assembly under one ownership.

- ✓ Two 10-ton overhead cranes
- ✓ 25 overhead drive-in doors plus one hangar door for maximum operational flexibility
- ✓ Robust power infrastructure with 2,400 amps of 277/480-volt, 3-phase service
- ✓ Four city-maintained transformers on site

LOCATION

A few minutes' walk or drive from downtown Loveland, yet outside city limits — the site sits in unincorporated county and carries commercial county zoning.

Together, the power, the cranes, and the yard make this a turn-key solution for an owner-user or investor seeking scale in Northern Colorado.



AT A GLANCE

TOTAL BUILDING AREA	70,770 SF
SITE SIZE	13.61 acres
POWER	2,400A · 277/480V · 3-phase
CLEAR HEIGHT	14' – 32'

Why 170 2nd Street SW

- ✓ Protected outdoor storage on ±13.61 acres of graded, usable laydown yard, bounded by the Big Thompson River and the railroad
- ✓ 5.5 miles to Interstate 25, positioned near major Amazon distribution facilities, and 50 miles to Denver, CO
- ✓ Dual building cranes with clear heights ranging from 14' to 32'
- ✓ New roof coating (Units A/B/C) completed in 2022
- ✓ Wet and dry sprinkler systems throughout

Together these attributes make 170 2nd Street SW a turn-key platform for owner-users and investors seeking scale, power, and yard capacity in one of Northern Colorado's tightest industrial submarkets.

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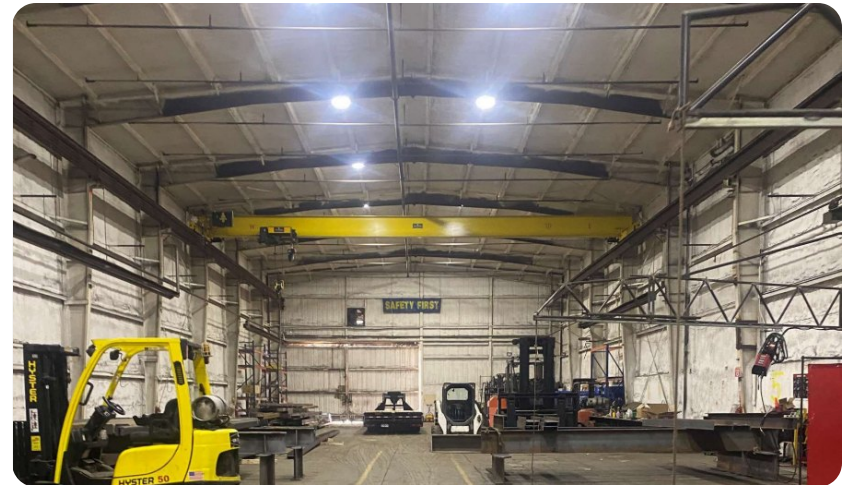
OVERHEAD CRANES
10-ton capacity each

25

DRIVE-IN DOORS
Plus one hangar door

2,400A

SERVICE
277/480V, 3-phase



DUAL 10-TON CRANES

Bridge cranes serve the high-bay shop across the primary production building.



PROTECTED OUTDOOR STORAGE

Graded, usable yard wraps the buildings on 13.61 acres, protected by the river and railroad tracks that bound the site.

Built for Industrial Use

170 2nd Street SW is a ±70,770-square-foot, crane-served industrial campus on 13.61 acres in Loveland, Colorado. Built in 1975 and substantially remodeled in 1998, it is configured across multiple connected buildings in a horseshoe layout, the fully sprinklered, metal-frame facility pairs robust power and dual overhead cranes with expansive protected outdoor storage, a combination rarely available at this scale along the Front Range.

UNITS A-D IDENTIFIED ON THE SITE PLAN · P. 07

CONFIGURATION

Connected buildings ring the interior drive aisles: office and shop at the entry, production and crane bays through the center, storage and yard on the west frontage. New roof coating on Units A, B, and C was completed in 2022.

PROPERTY SPECIFICATIONS

TOTAL AVAILABLE	70,770 SF
YEAR BUILT	1975 · remodeled 1998
LAND SIZE	13.61 acres
ZONING	Light industrial use Commercial, unincorporated county
FLOOD PLAIN	500-year
CONSTRUCTION	Fully sprinklered metal-frame
CLEAR HEIGHT	14' – 32'
POWER	2,400A · 277/480V · 3-phase
TRANSFORMERS	Four, city-maintained, on site
OVERHEAD DOORS	25 drive-in doors + 1 hangar door
CRANES	Two 10-ton overhead bridge cranes

Elevations & Yard

Four framings tell the campus story: the entry drive with the office buildings and dock, the horseshoe courtyard ringed with drive-in lockers off the interior drive aisle, the east side where the industrial NNN tenant operates, and the open yard acreage that wraps it all.



ENTRY, OFFICE & DOCK

Entry drive with the office buildings and the loading dock straight ahead.



HORSESHOE COURTYARD

Drive-in lockers ring the interior drive aisle of the horseshoe courtyard.



EAST SIDE — NNN TENANT

Industrial NNN tenant operations run along the east side of the campus.



YARD ACREAGE

Graded, usable yard acreage wraps the buildings.

The Whole Building

Read as a whole building: the crane-served Unit B bay, open clear-span shop space, and finished office build-out — all fully sprinklered, with clear heights from 14 to 32 feet.



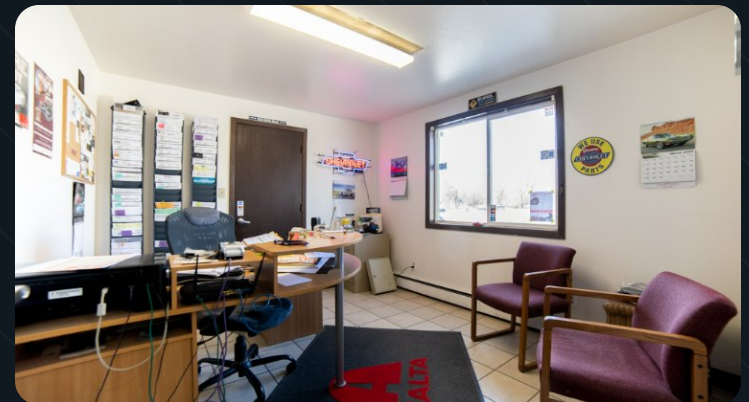
UNIT B — CRANE BAY

Two 10-ton overhead bridge cranes serve the Unit B production floor.



CLEAR-SPAN BAY

Open shop equipped with room for various trade fixtures.



FINISHED OFFICE

Private office build-out serving the shop and yard operations.

Clear heights range from 14' to 32', with wet and dry sprinkler coverage throughout.

SITE PLAN

13.61 Acres in a Horseshoe

The ±13.61-acre parcel is organized in a horseshoe configuration of connected buildings around interior drive aisles and protected outdoor storage. 25 drive-in doors and a hangar door serve the buildings, and graded laydown yards wrap the high-bay walls.

UNIT KEY

- A** Office frontage and the A2 annex
- B** Crane bay — two 10-ton bridge cranes
- C** East range — industrial NNN tenant
- D** Drive-in locker range, D1–11 and D12–21

Lettering as shown on plan · 500-year flood plain

- 25 drive-in doors plus one hangar door across the connected buildings
- Protected outdoor storage — the site is bounded by the river and the railroad tracks
- Rail corridor east, Big Thompson River south

HORSESHOE CONFIGURATION

13.61 AC



PARCEL BOUNDARY REFERENCE

SITE PLAN

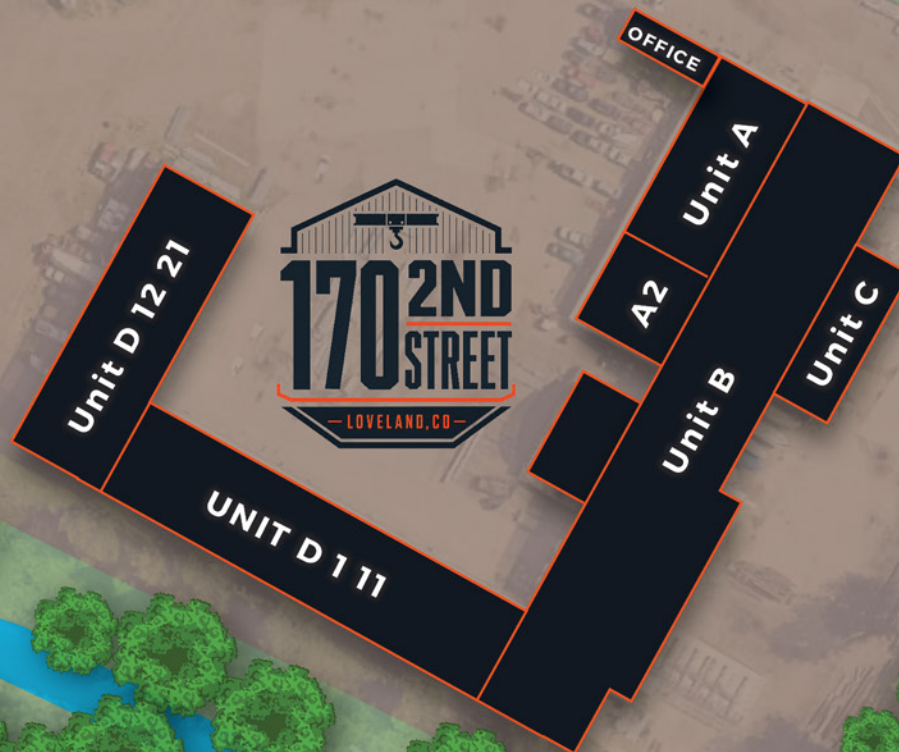


Image courtesy of Copernicus

LOCATION

Southwest of Downtown

170 2nd Street SW sits immediately southwest of downtown Loveland, placing everyday services, grocery, retail, dining, and a dense mix of neighboring businesses within roughly a mile of the campus.

W 1st St

E 1st St

14th St SW



S Cleveland Ave



S Lincoln Ave



Northern Colorado Labor Shed

Measured on the 5-, 10-, and 25-mile rings standard for industrial labor sheds, 170 2nd Street SW draws from a deep, well-educated Northern Colorado workforce spanning Loveland, Fort Collins, Greeley, and Longmont.



5 / 10 / 25 MILE RINGS

POPULATION & INCOME BY RING

	5 MI	10 MI	25 MI
POPULATION	90,028	203,926	800,169
HOUSEHOLDS	38,690	83,596	316,985
MEDIAN HH INCOME	\$91,306	\$113,360	\$103,973
AVERAGE HH INCOME	\$109,541	\$132,116	\$122,387
BACHELOR'S OR HIGHER	39.7%	48.9%	46.4%
MEAN COMMUTE	28.3 min	28.0 min	26.7 min
WORKING AGE 18 – 64	53,537	121,581	503,736

Source: US Census Bureau, American Community Survey 5-year estimates 2020–2024, aggregated at block-group level to radius rings centered on the subject property.

503,736

WORKING-AGE POPULATION
18 to 64, 25-mile ring

46.4%

BACHELOR'S OR HIGHER
25-mile ring

CONTACT

Schedule a Tour

For additional information or to schedule a tour, contact the listing broker.



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70,770 SF

TOTAL BUILDING AREA

13.61 AC

SITE SIZE

2,400A

277/480V · 3-PHASE

DISCLAIMER

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170 2ND STREET SW · LOVELAND, CO

