

# HIGH QUALITY TENANT & OWNER-USER INDUSTRIAL WITH ACREAGE



## Addresses of 3 Offerings:

- 5635 Boeing Dr, Loveland (building)
- 5818 Lockheed Av, Loveland (lot)
- 5821 Lockheed Av, Loveland (lot)



Ample Parking

## Pricing:

- All 3 properties: \$5,100,000
- 5635 Boeing Dr : \$4,500,000
- 5818 Lockheed Av : \$300,000
- 5821 Lockheed Av : \$300,000
- Properties can be sold individually as well



Long-Term Tenant (38% Leased)



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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 8.13.25.



Property Adjacent to 1.34 Acres on 2 Lots

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## Description of 5635 Boeing Dr, Loveland 80538 (Industrial Building):

- \$4,500,000 (\$185/SF)
- Zoning: Developing Industrial (I)
- Area: 1.43 acres / 62,291 SF
- Building area: 24,261 SF (Assessor)
- Year of construction and remodel: 1995, 1999
- Available SF For Owner-User: 14,886
- # of Overhead doors: 2
- Taxes 2024 payable in 2025: \$68,729.25
- Tenant Information:
  - Burke Cleaners
  - Tenant since 2007
  - Leasing 38% (9,375 SF of the 24,261 SF)
  - Current Lease Term: 10/01/23 – 09/30/28
  - Current annual rent: \$95,210.64
  - Base rent = \$10.16/SF
  - NNN = \$4.89/SF
  - Options: 4-5 year options
- Utilities:
  - Electric and Gas: separately metered
  - Water/Sewer: one meter and billed by proportional SF share
  - Trash: Tenant and Seller/Landlord contract and pay respective trash service



Long-Term Tenant Parking in Rear



High-Bay Warehouse



Clean Warehouse



View of Warehouse from Second Floor Offices



Break Room

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# HIGH QUALITY TENANT & OWNER-USER INDUSTRIAL WITH ACREAGE

## Description of 5818 Lockheed Ave, Loveland 80538 (Commercial Lot):

- \$300,000 (\$185/SF)
- Zoning: Developing Industrial (I)
- Area: 0.67 acres / 29,185 SF
- Taxes 2024 paid in 2025: \$477.92

## Description of 5821 Lockheed Ave, Loveland 80538 (Commercial Lot):

- \$300,000 (\$185/SF)
- Zoning: Developing Industrial (I)
- Area: 0.67 acres / 29,185 SF
- Taxes 2024 paid in 2025: \$477.92



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