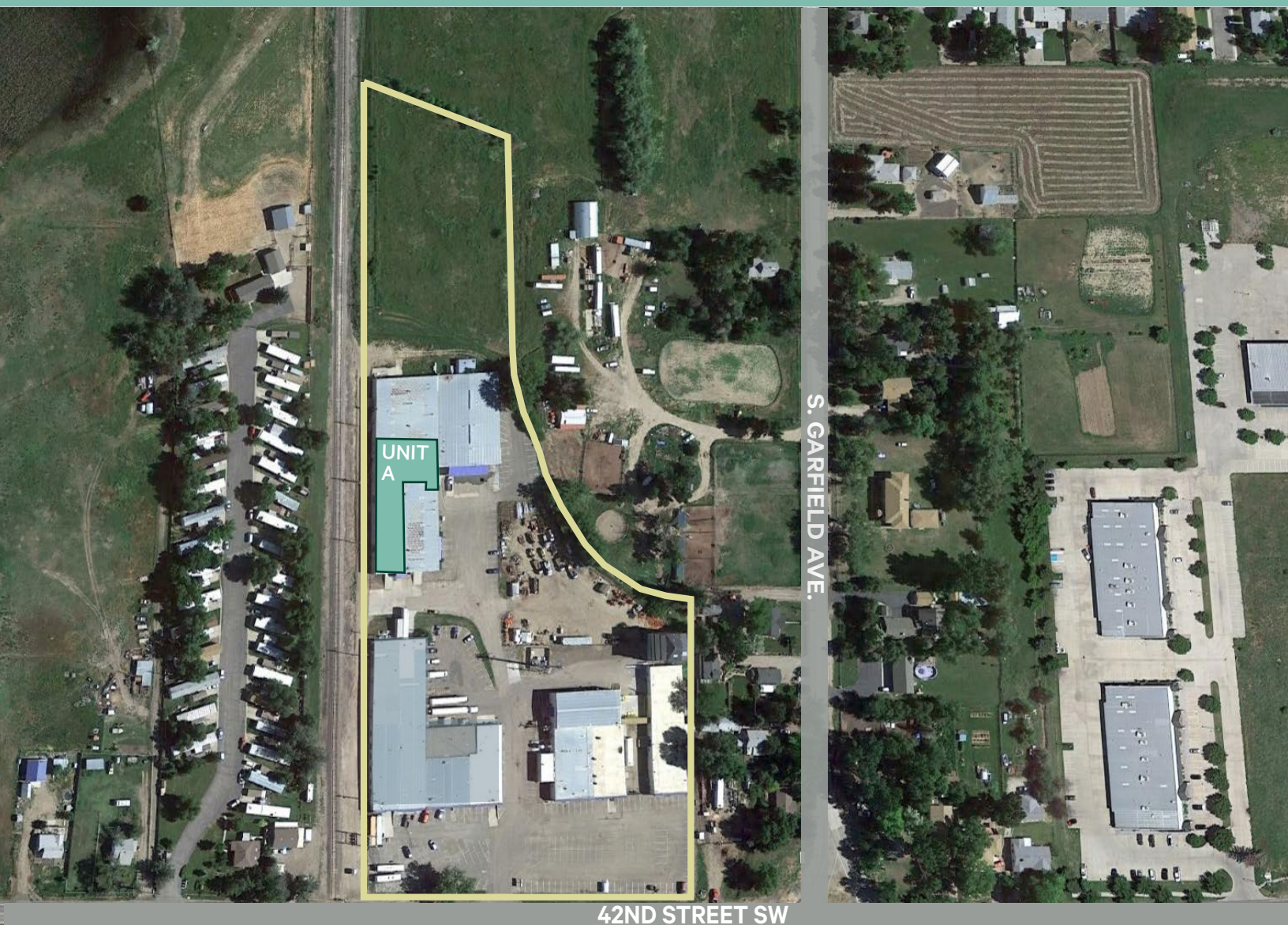


Campion Industrial Park

Building 255 - Unit A

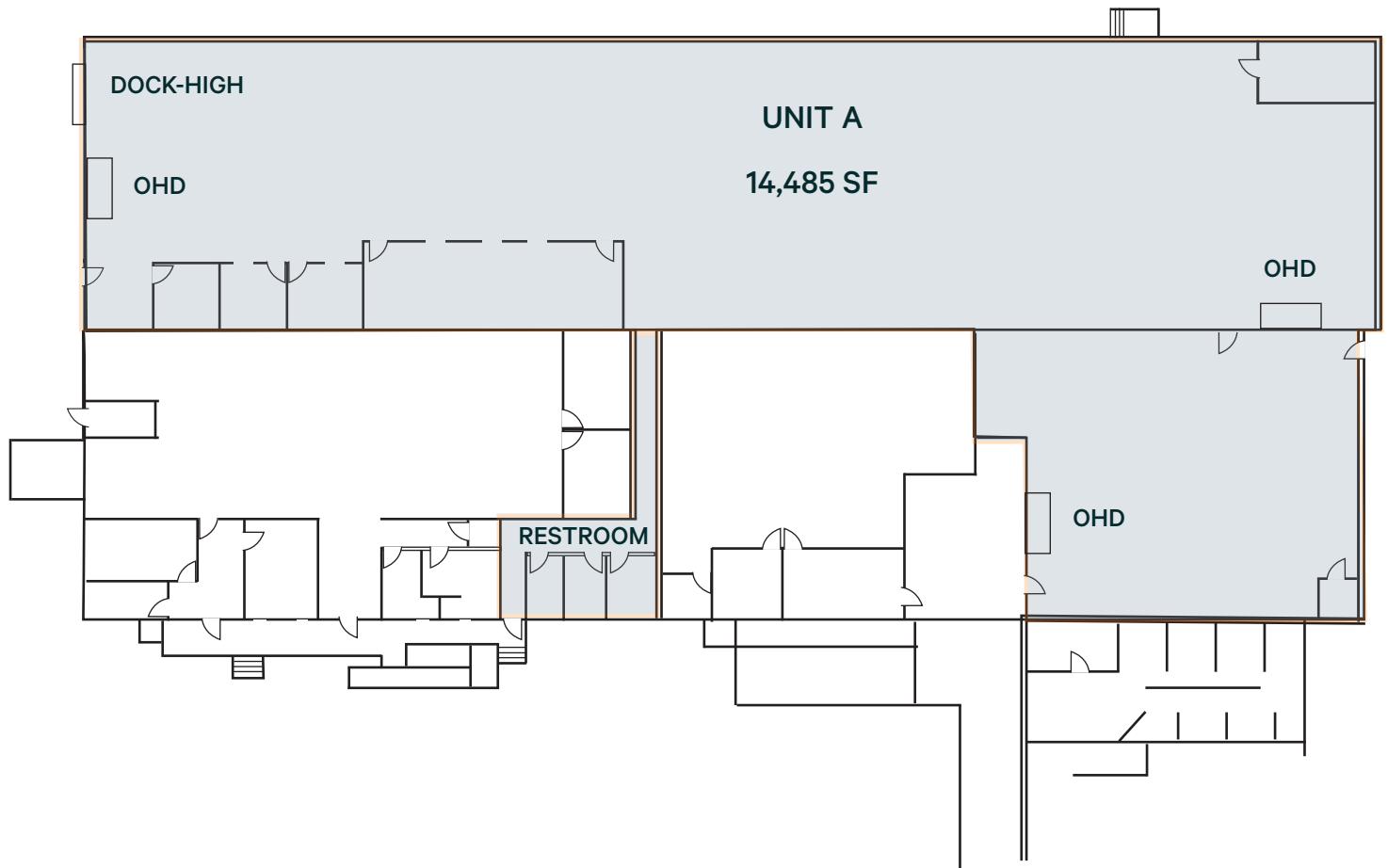
42nd Street SW
Loveland, Colorado 80537
www.cbre.com/campionindustrial

Excellent Workhorse Industrial Property Outside of Loveland, Colorado



Campion Industrial Park- Bldg. 255A

42nd Street SW | Loveland, Colorado 80537



Property Summary

Location, Location, Location

This property is located two blocks west of Highway 287 between South Loveland and North Berthoud in Northern Colorado. Situated approximately 45 miles north of Denver and 12 miles south of Fort Collins, the region is also home to two major universities, Colorado State University and University of Northern Colorado as well as two excellent community colleges. With such a great educational presence in the region, it boasts a highly educated workforce.

Northern Colorado is ideally located for access to major air, motor, and rail arteries, with Denver's International Airport (DIA) approximately one hour away from the region. There is a wide-range of convenient door-to-door pickup and drop off shuttle services to and from DIA within the region as well. One is right outside the door of the Loveland Chamber of Commerce.



Property Highlights

Property Address	255 A - 42nd Street SW, Loveland
Available SF	14,485 SF
Lease Rate	\$12.25/SF NNN
NNN Expense	\$4.60/SF
Monthly Rent	\$20,339.35
Loading	1 Dock-High 2 Drive-In Doors
Clear Height	13'
Power	120-480v 3 phase 400-800 amps
Cooling	Office Space is air conditioned





PLEASE CONTACT

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