

170 2nd Street

Loveland, CO

INDUSTRIAL PROPERTY FOR SALE

\$7,250,000 (\$102.44/SF)

70,770 SQUARE FEET | 13.61 ACRES



170 2nd Street Loveland, CO



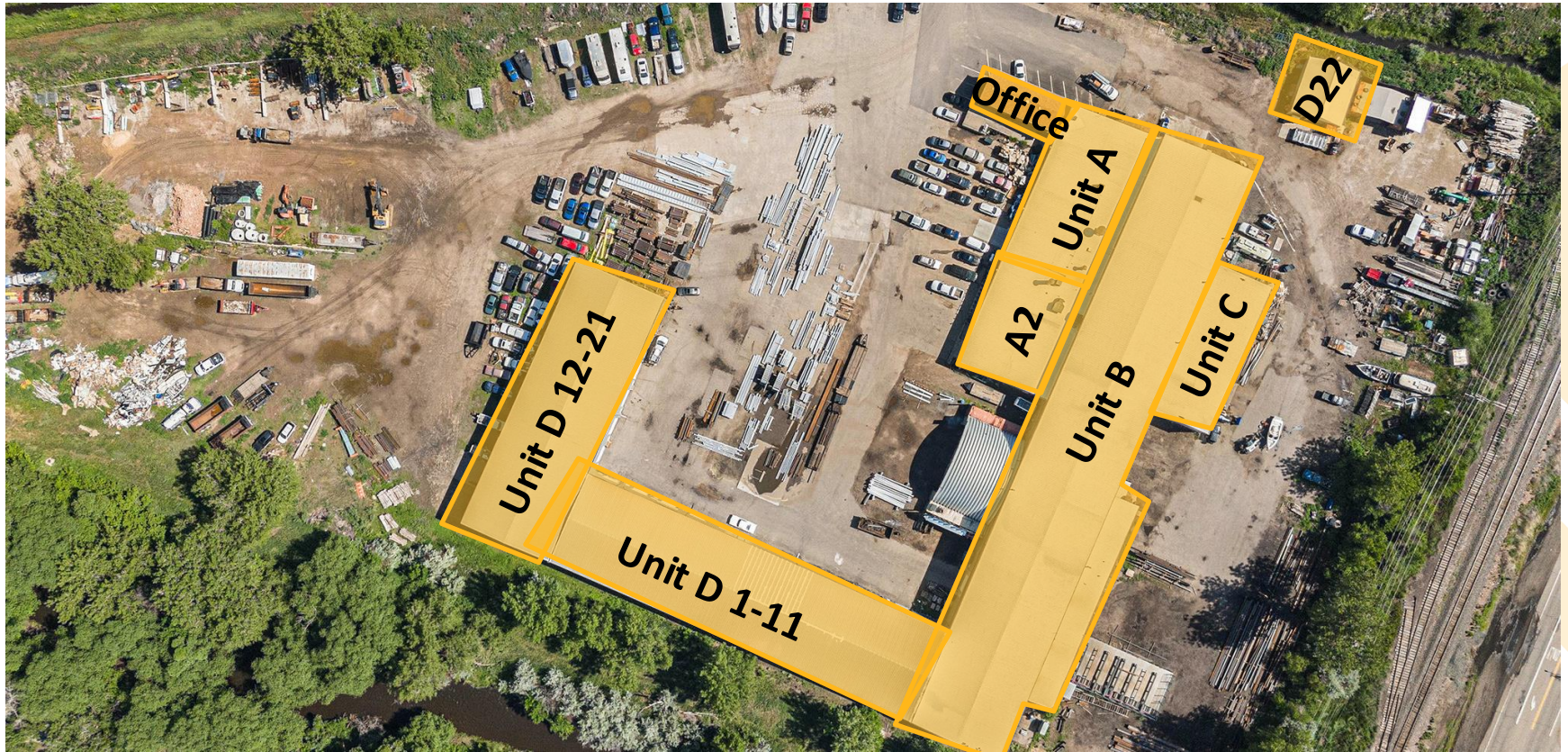
EXECUTIVE SUMMARY

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 to the entire Front Range.

Purpose-built for industrial use, the property features fully sprinklered metal-frame construction with ceiling heights ranging from 14 to 32 feet, allowing for versatile layouts suitable for warehousing, manufacturing, and assembly. Key highlights include:

- Two 10-ton overhead cranes
- Twenty overhead drive-in doors for maximum operational flexibility
- Heavy power infrastructure with 2,400 amps of 277/480-volt, 3-phase service
- Four city-maintained transformers on site

This rare asset provides a strategic opportunity for owner-users and industrial investors seeking scale, power, and functionality in a prime Northern Colorado location. With its robust infrastructure and highly functional design, 170 2nd Street is a turn-key solution for a wide range of industrial operations.



70,770 SF
TOTAL AVAILABLE



1975
YEAR BUILT



13.61 ACRES
LAND SIZE



INDUSTRIAL
ZONING



500 YR
FLOOD PLAIN



\$7,750,000
SALES PRICE



[Google Earth Link](#)

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INVESTMENT HIGHLIGHTS



Coveted outdoor storage on 13.57 acres



5.5 Miles to Interstate 25, located near major Amazon distribution facilities, and 50 miles to Denver, CO



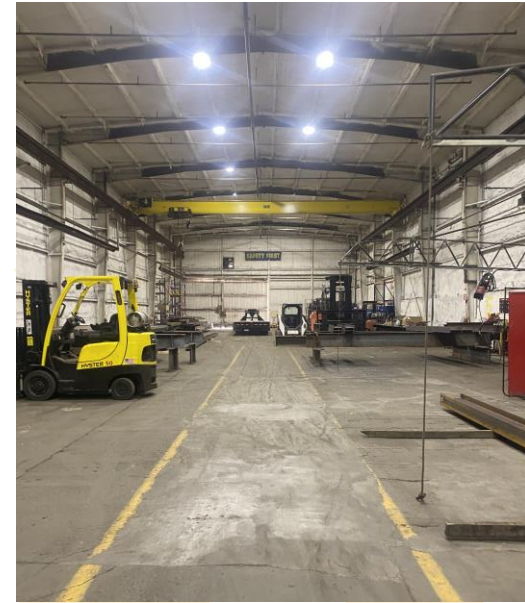
Dual building cranes and ceiling height ranging 14' to 32'



New Roof coating (Unit A/B/C) completed in 2022



Wet and Dry sprinkler system



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