

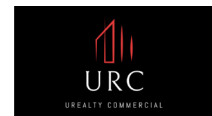
CONSTRUCTION COMPLETE



NEW INDUSTRIAL BUILDING WITH OUTDOOR STORAGE
FOR SALE OR LEASE
200 West 69th Court
Loveland, CO 80538



**CUSHMAN &
WAKEFIELD**



URC
REALTY COMMERCIAL

PROPERTY FEATURES

New Industrial Building with Outdoor Storage For Sale or Lease

Lease Rate: \$18/SF NNN | Sale Price: \$6,160,000 (\$350/SF)

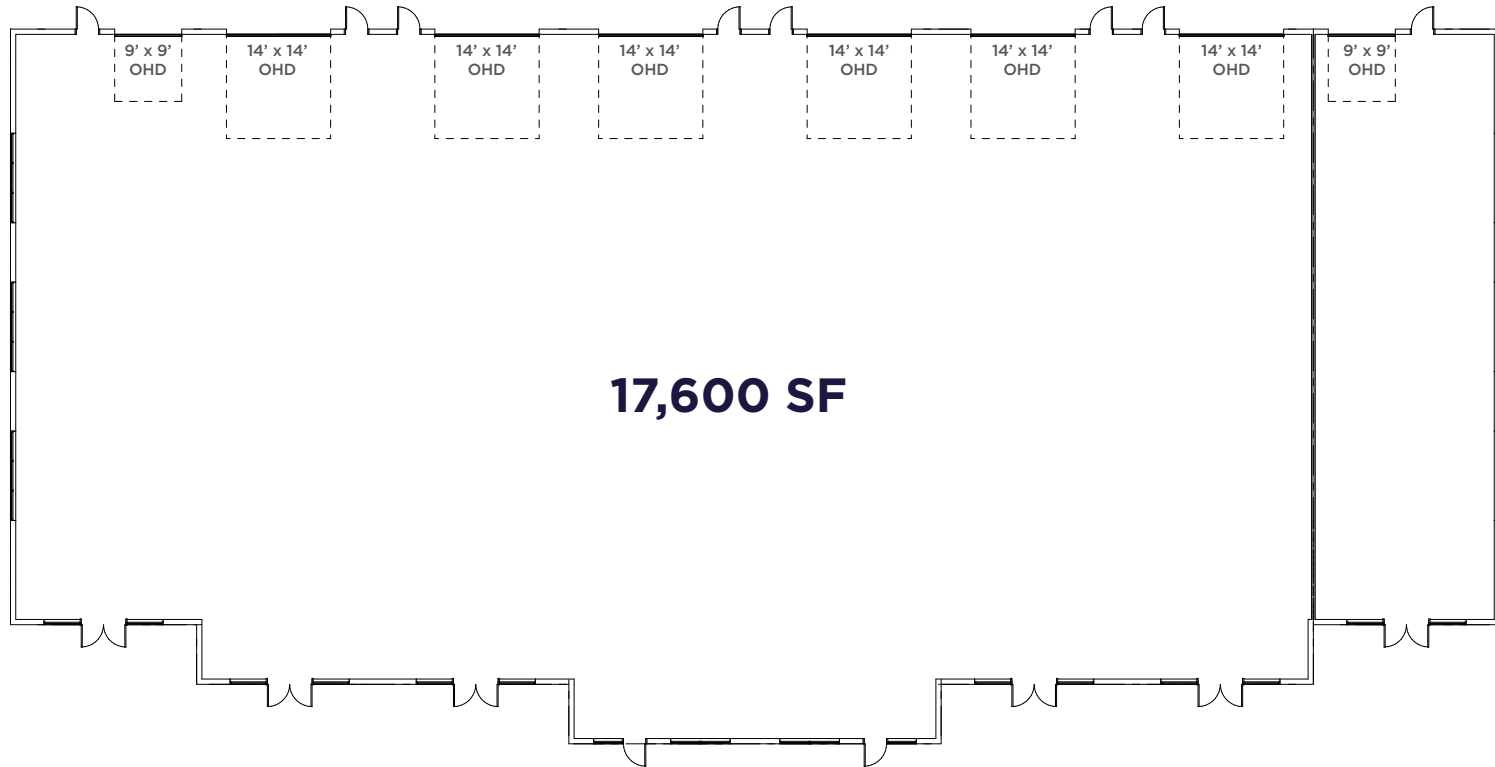


Introducing a proposed 17,600 square foot industrial building at Longview Commercial Center. This property features 17,065 square feet of fenced outdoor storage, an optional 3,400 square foot mezzanine, and eight overhead doors. Located just off Highway 287, it sits conveniently between Fort Collins and Loveland. Please contact the listing brokers for additional information.

Property Details

17,600 SF Main Level Size	3,400 SF Optional Mezzanine Size	17,065 SF (0.39 ACRE) Laydown/Storage Yard	(6) 14' X 14' OHDS (2) 9' X 9' OHDS Loading
50 SPACES Parking	I - DEVELOPING INDUSTRIAL (LOVELAND) Zoning	2026 Estimated Delivery	2.31 ACRES Site Size

FLOOR PLAN



East County Road 30



287

U-HAUL

Harrison Avenue

North Franklin Avenue

Longview Business Park

67th Street

33,763 VPD

65th Street

CHASE

Walmart

Freddy's STEAKBURGERS

287

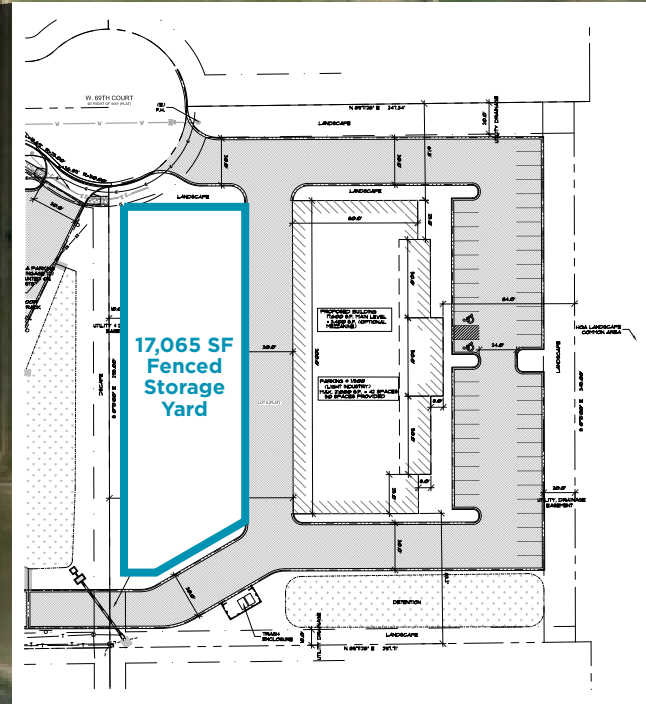
SUBWAY

Comfort dental

First National Bank

Tires LES SCHWAB

57th Street



View Enlarged Site Plan

AMENITY MAP

LOVELAND HIGHLANDS



About Loveland

The city of Loveland is south of Fort Collins. The two cities have been steadily growing towards each other over the last several decades and are considered to be a single metropolitan area by the U.S. government. The establishment of county-owned open space between the two communities in the 1990's was intended to create a permanent buffer to contiguous growth.

Loveland has aggressively expanded its incorporated limits eastward to embrace the interchanges at Interstate 25 (I-25). The I-25 & Crossroads Boulevard intersection and the I-25 & U.S. Highway 34 intersection are both being developed with retail and commercial properties filling in nicely. In the last decade, the I-25 & Hwy. 34 intersection has become a primary commercial hub of Northern Colorado, with the construction of shopping centers such as the Promenade Shops at Centerra and the Outlets at Loveland, and the addition of the Budweiser Events Center.

Loveland has embraced urban living and has two successful multi-family assets located in the heart of the downtown corridor. The retail establishments of Lincoln Place consider downtown Loveland's residents the most crucial amenity in that a built-in customer base is present. Source: cityofloveland.org

Demographic Highlights



Total Population (2023)

77,723



Median Age

41.4



Total Households

33,040



Total Employees

43,479



Per Capita Income

\$43,304



Total Square Miles

35.56



FOR MORE INFORMATION, PLEASE CONTACT:

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