

INDUSTRIAL/FLEX SPACE FOR LEASE

6391 Aviation Circle, Loveland, CO



PROPERTY DETAILS

Available Space:

UNIT 6391: 1,976 RSF

Proposed Use:

Industrial / Warehouse / Flex / R&D
Engineering / Design / Trades

Features:

- 12'x12' OH doors
- 220 Amp, 3 Phase power
- Finished mezzanines
- Secured yard

Zoning: (I) Developing Industrial

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FORT COLLINS-LOVELAND AIRPARK

LEASE RATE: \$14.50/RSF NNN (EST. \$5.50/SF)

- Highly functional industrial/flex units next to Fort Collins-Loveland Airport
- Centrally located in Northern Colorado with quick access to Loveland, Fort Collins, Windsor and Greeley
- Full HVAC system in all unit offices and mezzanines, and heated warehouses
- Secured paved yard in rear for overnight parking of a vehicle or trailer (no material storage)
- **Unit 6391:** East-facing unit with storefront door, open office area, restroom, mezzanine and warehouse with one 12'x12' overhead door and man door



DEMOGRAPHICS (Source: STDB Online 2025, radius)

	1 Mile	3 Mile	5 Mile
2025 Population	1,266	19,585	106,498
Avg. HH Income	\$196,264	\$177,948	\$147,254
Households	521	7,688	41,920
Businesses	112	754	3,785
Employees	2,972	14,783	53,842

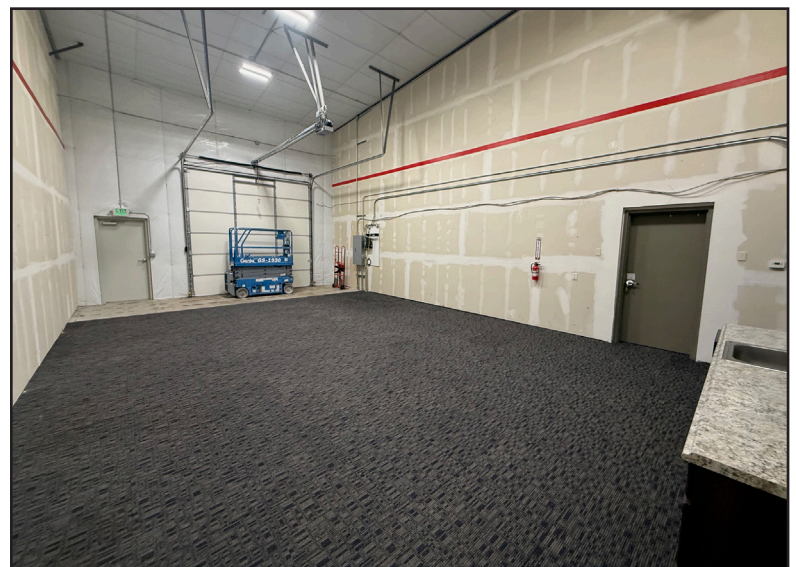
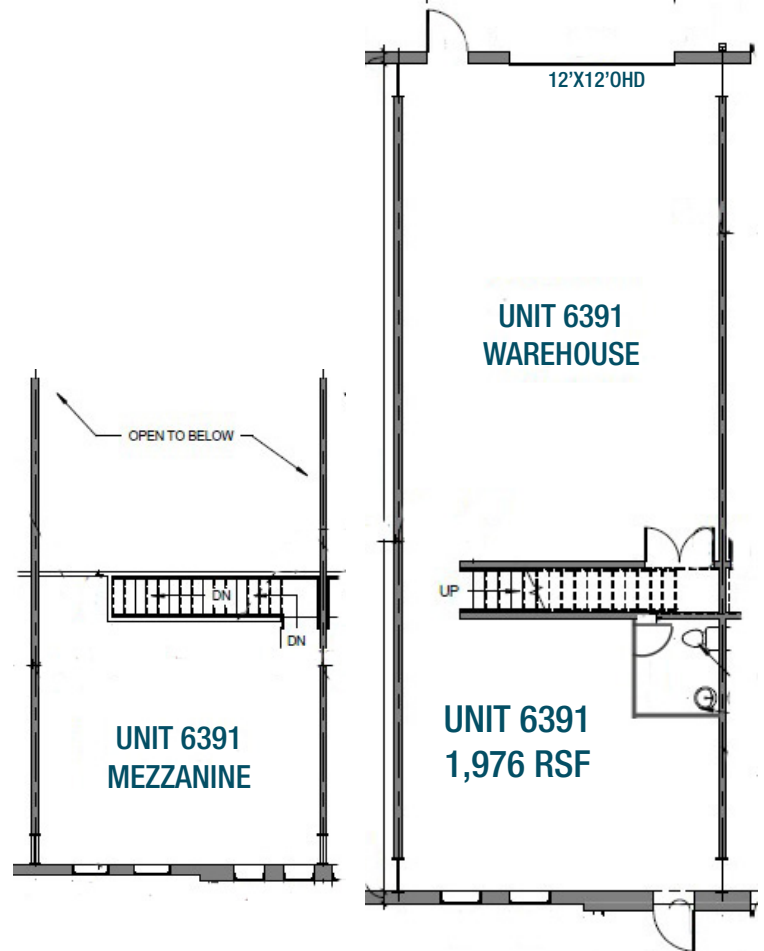
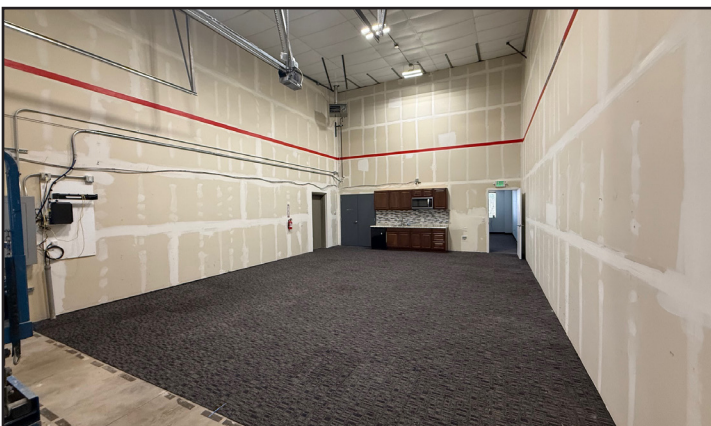


TRAFFIC COUNTS (Source: STDBOnline)

Frontage Rd. N of Rockwell Ave.	3,333 VPD
I-25 @ Crossroads Blvd. exit	84,000 VPD

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The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 4/9/2026

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Downtown Loveland - 6 miles; 15 minutes
 Interstate 25 and Crossroads Blvd - 2 miles; 4 minutes
 Interstate 25 and Harmony Rd - 5 miles; 8 minutes

Greeley, CO - 20 miles; 30 minutes
 Denver, CO - 50 miles; 52 minutes



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