



FOR SALE / LEASE – INDUSTRIAL WAREHOUSE

AIRPARK NORTH – 6987 Rickenbacker Rd, Loveland, CO 80538

Zoning	Industrial – DI
Sqft	36,000 SF
Clear Ht	20'6" – 28'3"
Power	120/208V, 3-P 600A
Parking	52
Loading	6 – 14'x14' Drive In 1 – Dock
Fire System	ESFR
Lot Size	4.02 Acre
YOC	2022

\$ 9,596,000
\$266/sf*

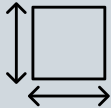
Property Features

- Move-In Ready – Day 1 Occupancy
- Structural Mezzanine – Storage or Offices
- Office, Conference & Restrooms Complete – Zero Buildout Cost
- Flexible Multi-Tenant Layout – Split or Single User
- Outside Storage Yard
- Upgraded ESFR – Insurance-Favorable
- Amazon DEN9 – 2 Minutes Away
- I-25 Access – 3 Minutes to On-Ramp
- 25' Storage Ht – Rack-Ready Warehouse

***Contact broker for lease rate**

PROPERTY DETAILS

AREA



36,000 sqft

Total area

30,000 sqft

Warehouse

6,000 sqft

Mezzanine

25 ft

Max storage ht

20'6"-28'3"

Clear ht

Move-in Ready

Day 1 Occupancy

Zero Buildout Cost

Fully Permitted



Fire Suppression – ESFR

- 300 Victaulic V4702 pendants – K16.8 @ 35 PSI
- 25 ft high-piled storage – no in-rack sprinklers needed
- 1,452+ GPM · new 8" fire line · LFRA approved
- Fully sprinklered – warehouse, mezzanine & offices



HVAC

- Carrier RTU – 1,990 CFM, 15.2 SEER, 100% economizer
- 6 Carrier fan coil units – zone control per office
- 9 Reznor gas unit heaters – high efficiency
- Restroom exhaust + motorized warehouse supply louver



Electrical & Mechanical

- Dual service panels (A & B) – 120/208V, 3-phase, 600A
- Multiple gas unit heaters throughout warehouse
- Occupancy-sensor lighting – 2021 Energy Code
- Expansion capacity
- 90-min emergency lighting + powered overhead doors



Space Layout

- Open warehouse + cage storage + 6,000 sf mezzanine
- 6+ private offices, conference room, break/kitchen
- Full restroom facilities – men's, women's & service sink
- Loading dock – new apron, retaining walls & drainage (2024)



Site & Access

- 4.027-acre lot – Airpark North Second Subdivision
- 52 parking spaces including 4 ADA stalls
- Adjacent to Northern Colorado Regional Airport
- Direct I-25 access – 3 min to on-ramp via E County Rd 30



Zoning & Use

- Industrial (DI) Zoning
- Warehouse, Distribution & Manufacturing Uses
- Airport-Compatible Location
- I-25 & Regional Access
- Airpark North Business Park



Permits & Compliance

NFPA 13 & 24

IBC / IFC 2018

LFRA approved

2021 Energy Code

Loading Dock BP-23-03489

3 min

to I-25

2 min

to Amazon DEN9

\$266

per SF

2022

year built

6

drive-in doors

1

loading dock

Exterior Property Photos



Tanner Fanello
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[WATCH DRONE VIDEO HERE](#)



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Exterior Property Photos



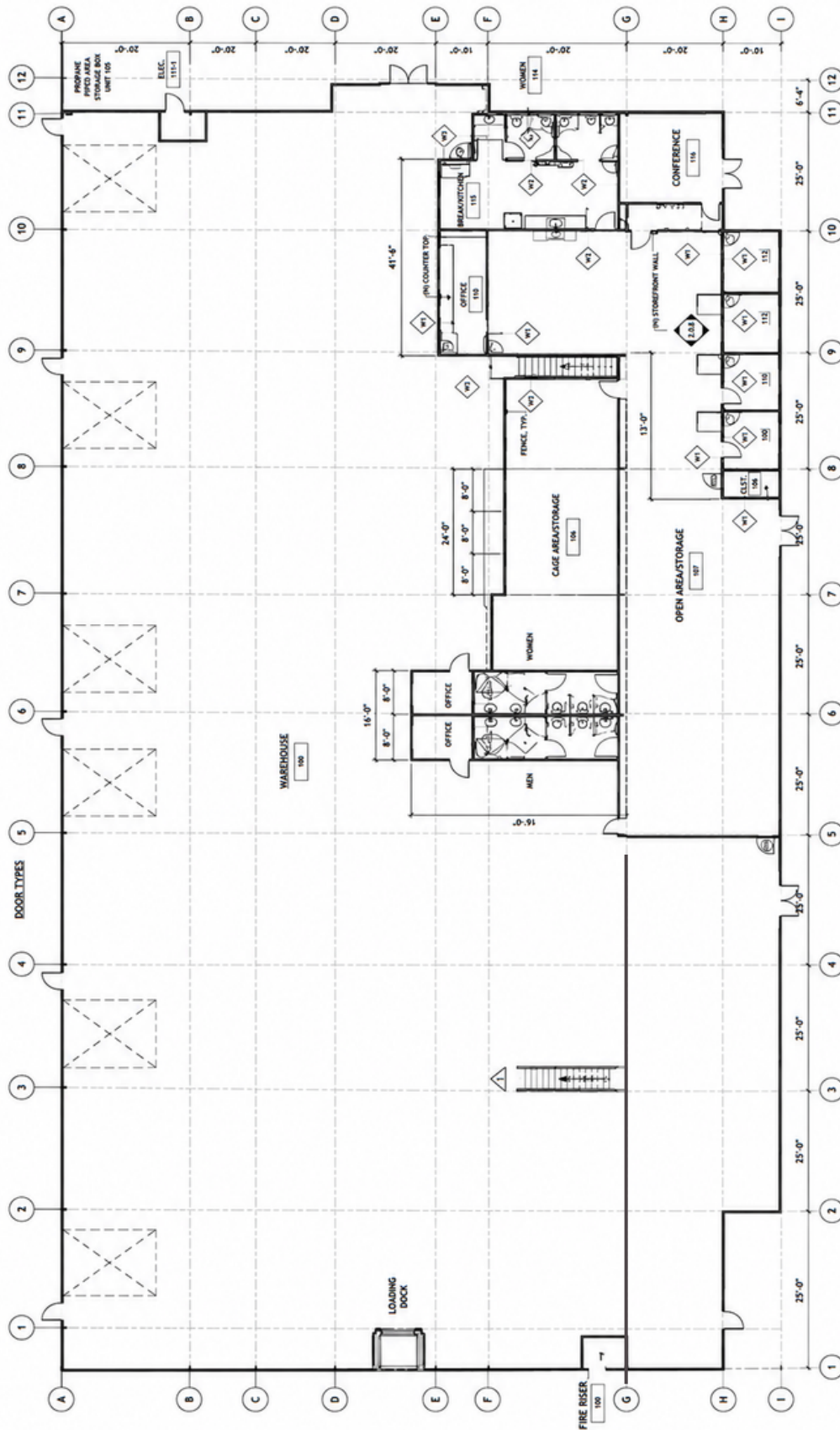
Warehouse Property Photos



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GROUND FLOOR PLAN



Northern Colorado Industrial Market

Loveland / Fort Collins Corridor - Airpark North submarket

 Collins-Loveland MSA

 Larimer County

 I-25 corridor

 Hwy 34 / Hwy 287

 NoCo Regional Airport

Loveland Amazon DEN 9 Fulfillment Center

6425 Byrd Drive, Loveland, Colorado



FACILITY SIZE

 **3.5 M**
sqft

SITE AREA

 **152**
acres

INITIAL JOBS

 **1000+**
employees

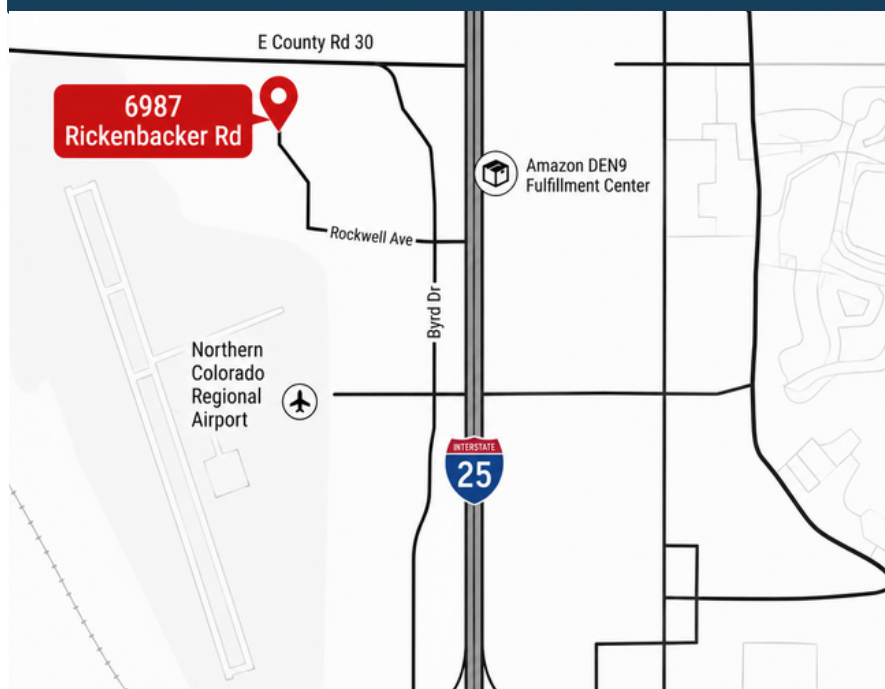
LONG-TERM POTENTIAL

 up to **3,000**
jobs

PRODUCT FOCUS

 **Consumer goods under 50 lbs**

LOCATION ADVANTAGE



Immediate access
to I-25 & County
Road 30



Minutes from
Northern Colorado
Regional Airport



Located in the
Airpark North
industrial corridor

ECONOMIC REGIONAL SNAPSHOT



Larimer Co GDP

\$22B

2023 — doubled since 2001



Colorado GDP growth

2.9%

Projected 2024, vs. 2.1% national



CO industrial sector

\$30B+

Annual economic contribution



NoCo industrial vacancy

3.9%

Demand outpacing supply

5-MILE & 10-MILE DEMOGRAPHIC REPORT

KEY DEMOGRAPHICS & MARKET INSIGHTS



POPULATION OVERVIEW



Strong and growing population base with steady household growth and an educated, affluent community.

5-MILE RADIUS



2025 Population

107,106



2030 Projected Population

112,431



Annual Growth (2020–2025)

1.9%



Median Age

39.5



Bachelor's Degree or Higher

51%

10-MILE RADIUS



2025 Population

348,435



2030 Projected Population

365,528



Annual Growth (2020–2025)

1.6%



Median Age

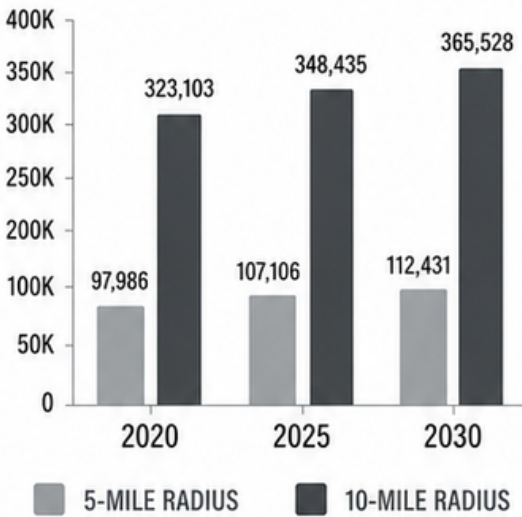
36.5



Bachelor's Degree or Higher

47%

POPULATION GROWTH



The 5-mile radius is projected to grow by 5,325 residents (4.9%) by 2030.



HOUSEHOLDS

5-MILE

10-MILE



2025 Households

41,495

137,157



2030 Projected Households

43,551

144,011



Average Household Size

2.5

2.4



Owner Occupied Households

30,351 (70%)

89,299 (65%)



Renter Occupied Households

13,200 (30%)

54,712 (35%)



INCOME

5-MILE

10-MILE

Average Household Income

\$134,627

\$115,843

Median Household Income

\$107,742

\$92,163

Households Earning \$200K+

8,038

18,577



HOUSING

5-MILE

10-MILE

Median Home Value

\$644,677

\$600,808

Median Year Built

2003

1996



Owner Occupied (5-MILE)



Owner Occupied (10-MILE)

Demographics



EMPLOYMENT SNAPSHOT

5-MILE RADIUS



Total Daytime
Employment

58,308

TOP INDUSTRIES

- Education & Health Services
- Professional & Business Services
- Manufacturing
- Trade, Transportation & Utilities



Total Businesses

7,219

10-MILE RADIUS



Total Daytime
Employment

170,270

TOP INDUSTRIES

- Education & Health Services
- Professional & Business Services
- Manufacturing
- Trade, Transportation & Utilities



Total Businesses

20,672



CONSUMER SPENDING (2025)

5-MILE RADIUS

TOTAL CONSUMER SPENDING

\$1.67 BILLION



Food & Alcohol

\$427.8 Million



Transportation &
Maintenance

\$422.6 Million



Entertainment,
Hobbies & Pets

\$251.3 Million

10-MILE RADIUS

TOTAL CONSUMER SPENDING

\$5.06 BILLION



Food & Alcohol

\$1.31 Billion



Transportation &
Maintenance

\$1.31 Billion



Entertainment,
Hobbies & Pets

\$765.8 Million



High levels of consumer spending across key categories support a strong retail and service market.



TRAFFIC COUNTS (VPD)

BOYD LAKE AVE



5,319

VPD

NW FRONTAGE RD



6,194

VPD

COUNTY ROAD 30 CORRIDOR



3,700 – 4,300

VPD

6987 Rickenbacker Rd, Loveland, CO 80538

