



FOR LEASE

**27,250 SF CLEAR SPAN SHOP
TWO 10-TON CRANES | 3+ ACRES OF YARD**

170 2nd Street SW, Unit B • Loveland, Colorado



UNINCORPORATED LARIMER COUNTY • COLORADO

Lease Summary

Unit B is 27,250 SF of clear span shop under two 10-ton bridge cranes, 60 feet wide with hangar doors and drive-in access throughout the space, 480V three phase power and full sprinkler coverage. A 1,375 SF executive office and multiple acres of yard are offered separately, so a tenant can right-size front office and outdoor storage against the shop.



UNIT B INTERIOR · TWO 10-TON BRIDGE CRANES

Clear span shop, two 10-ton cranes and multiple acres of yard opportunities on a single controlled campus two minutes from downtown Loveland.

TERMS & FEATURES

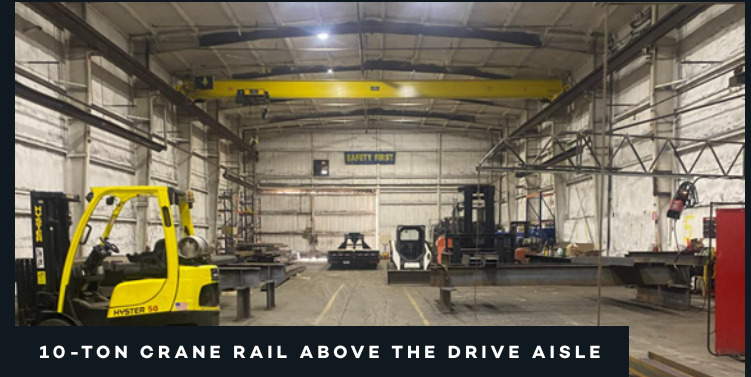
LEASE RATE	\$9.50/SF NNN
2026 NNN	\$4.48/SF
AVAILABLE SF	27,250 SF
BRIDGE CRANES	Two 10-ton bridge cranes
BAY WIDTH	60 feet, clear span
DOORS	Hangar doors, drive-in access
POWER	480V three phase
FIRE PROTECTION	Fully sprinklered
OPTIONAL OFFICE	+ 1,375 SF of executive office offered separately
YARD	+ Multiple acres of yard opportunities offered separately
CEILING HEIGHT	42'
ZONING	Commercial, unincorporated Larimer County
AVAILABILITY	+ Available Now

Inside the Shop

Hangar doors with drive-in access throughout the space. Run straight through, end to end under the cranes.



TWO 10-TON BRIDGE CRANES · HOOK COVERAGE DOWN THE FULL 400 FT BAY



10-TON CRANE RAIL ABOVE THE DRIVE AISLE

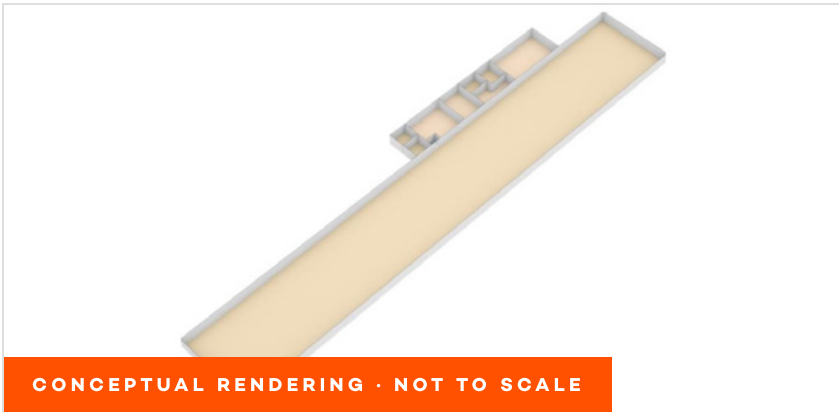
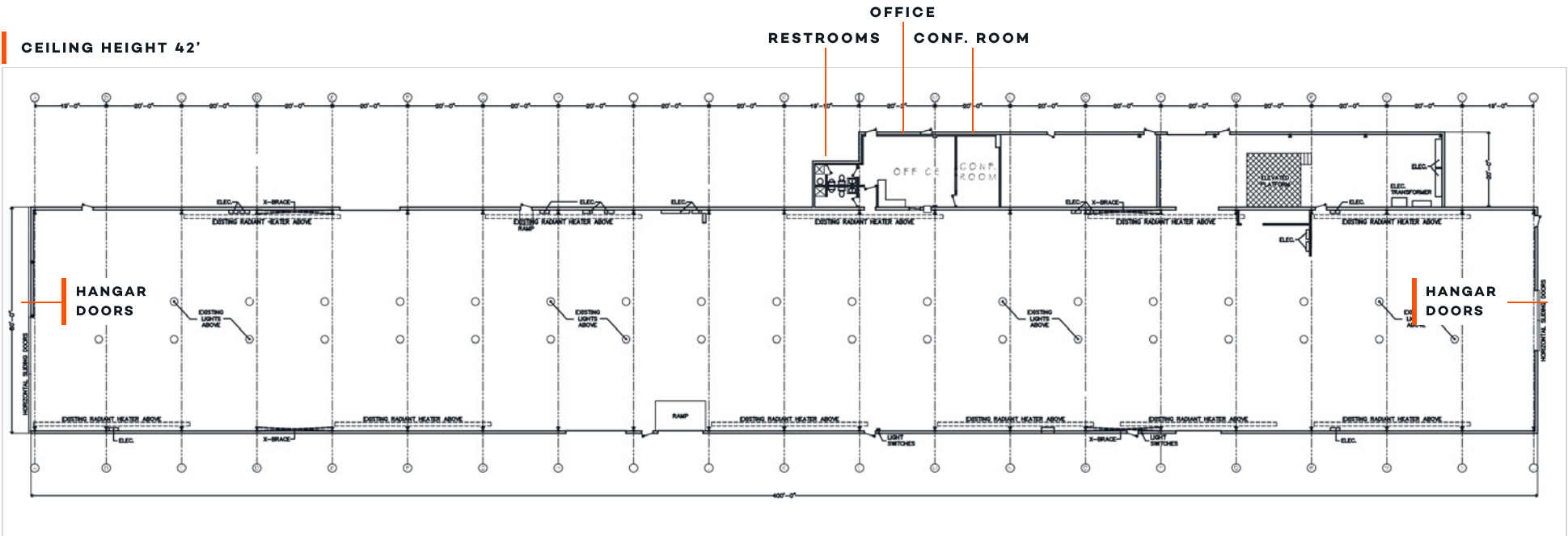


60 FT CLEAR SPAN · NO INTERIOR COLUMNS



FABRICATION AND STAGING ALONG BOTH WALLS

Floor Plan & As-Built



60'-0" clear span width

400'-0" overall length

Hangar doors with drive-in access

20'-0" typical bay spacing

As-built floor plan dated 2-17-2020. Dimensions and door locations taken from the as-built drawing and are approximate. Full drawing available on request.

Site Map & Yard Spaces

YARD SPACE

±3 ACRES OF
TOTAL YARD

YARD 1	±.45 ac
YARD 2	±.60 ac
YARD 3	±.23 ac
YARDS 4 + 6	±.70 ac
YARD 5	±35,700 SF

YARD RATE **\$2,000 per acre per month**



Graded and compacted surface rated for loaded trucks and trailers

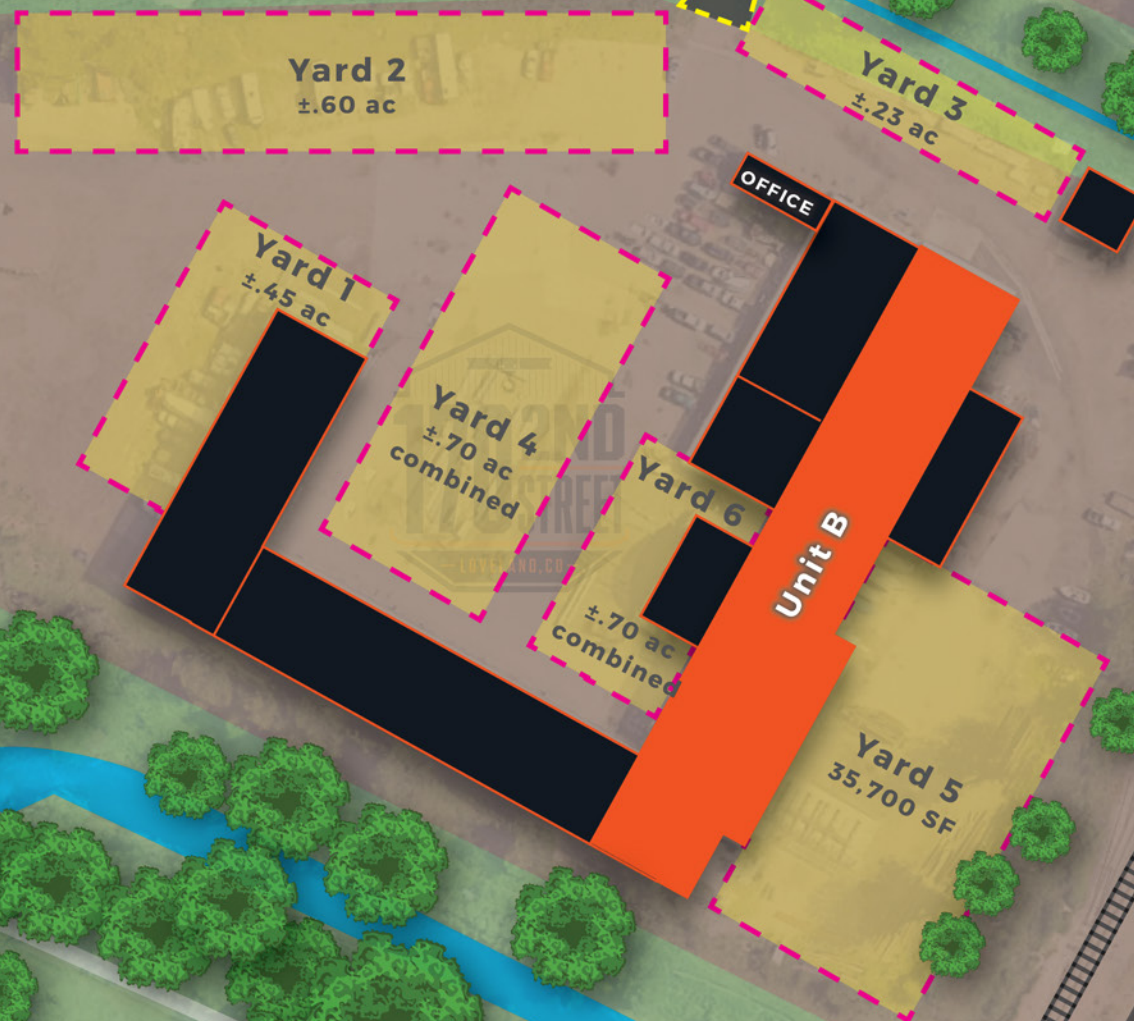


Single controlled entrance off 2nd Street SW, one way in and one way out



Perimeter bounded by the Big Thompson River and the rail corridor. The property sits in the 500-year floodplain.

One entrance and one exit
Protected by water or train tracks





OPTIONAL OFFICE · 1,375 SF

OPTIONAL ADD-ON

Finished Office Suite

A move-in ready office suite on the campus, offered separately from the Unit B shop.

- ✓ 1,375 SF finished suite
- ✓ Meeting space
- ✓ Private entrance
- ✓ Open work area
- ✓ Air conditioned
- ✓ Private offices
- ✓ Dedicated bathroom
- ✓ Separate suite, offered separately



\$ Priced separately from the \$9.50/SF NNN warehouse rate, or blended into a combined rate on a longer term.

📞 Call Tom or Luke to walk the suite.

LOCATION

Southwest of Downtown

Two minutes from downtown Loveland, with truck route access at the door and Interstate 25 about ten minutes east.



10 MIN

 INTERSTATE 25 VIA US-34

50 MI

 DENVER

15 MI

 FORT COLLINS

20 MI

 GREELEY

55 MI

 CHEYENNE

 Direct truck route access via US-287 and US-34

 Manufacturing employment of 4,700+ in Loveland

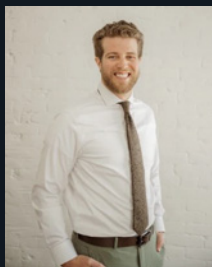
Sources: US Census Bureau, American Community Survey 2024. Drive times and distances are approximate.



170 2ND STREET SW · LOVELAND, COLORADO

FOR MORE INFORMATION

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