CONSTRUCTION COMPLETE



NEW INDUSTRIAL BUILDING WITH OUTDOOR STORAGE

FOR SALE OR LEASE

200 West 69th Court

Loveland, CO 80538

CUSHMAN & WAKEFIELD | URC

PROPERTY FEATURES

New Industrial Building with Outdoor Storage

For Sale or Lease

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



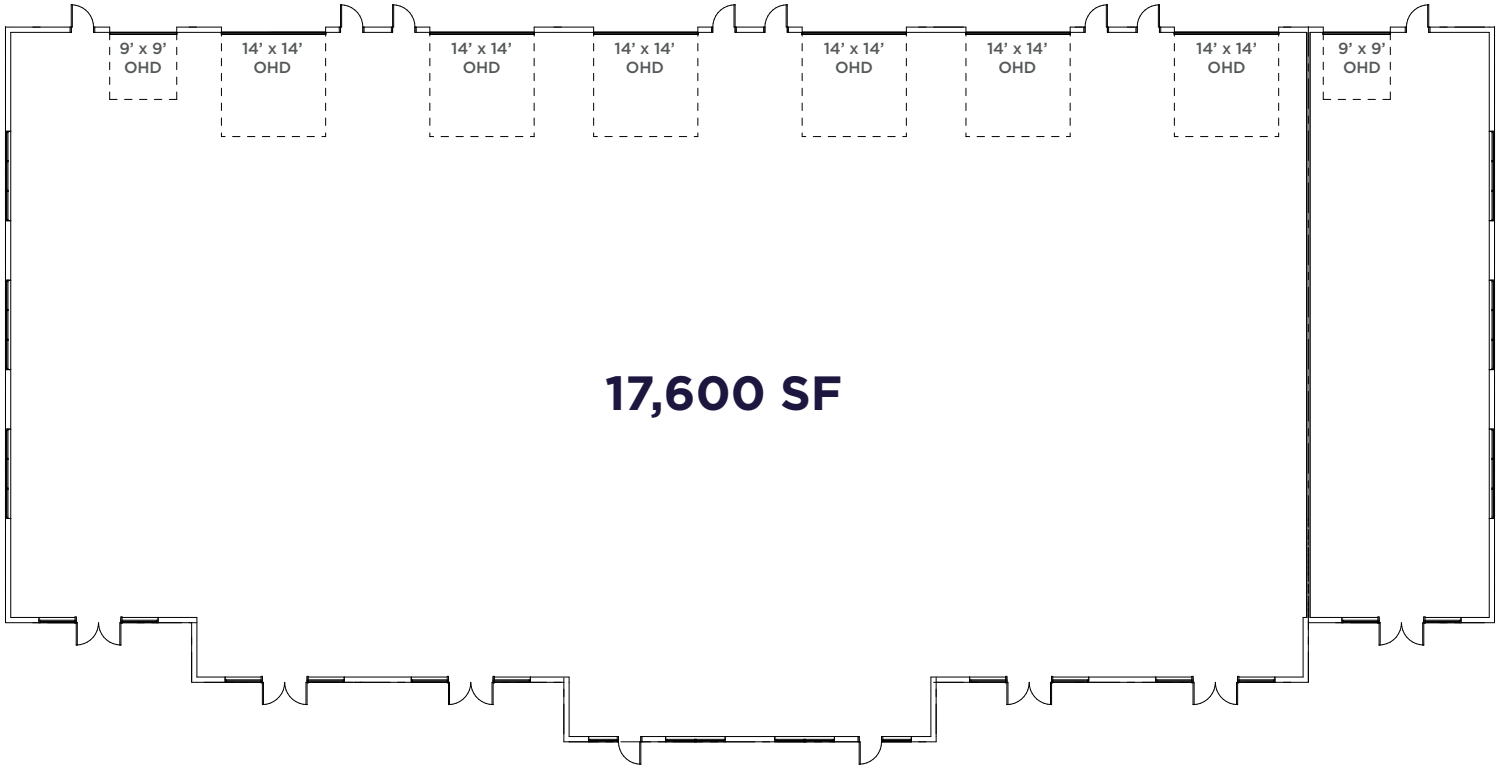


Introducing a newly constructed 17,600 square foot industrial building at Longview Commercial Center, offering flexible space configurations ranging from 4,000 SF to 17,600 SF. The property features 17,065 SF of fenced outdoor storage, an optional 3,400 SF mezzanine, and eight overhead doors. Conveniently located just off Highway 287 between Fort Collins and Loveland, the building provides excellent access to Northern Colorado's major markets. Please contact the listing brokers for additional information.

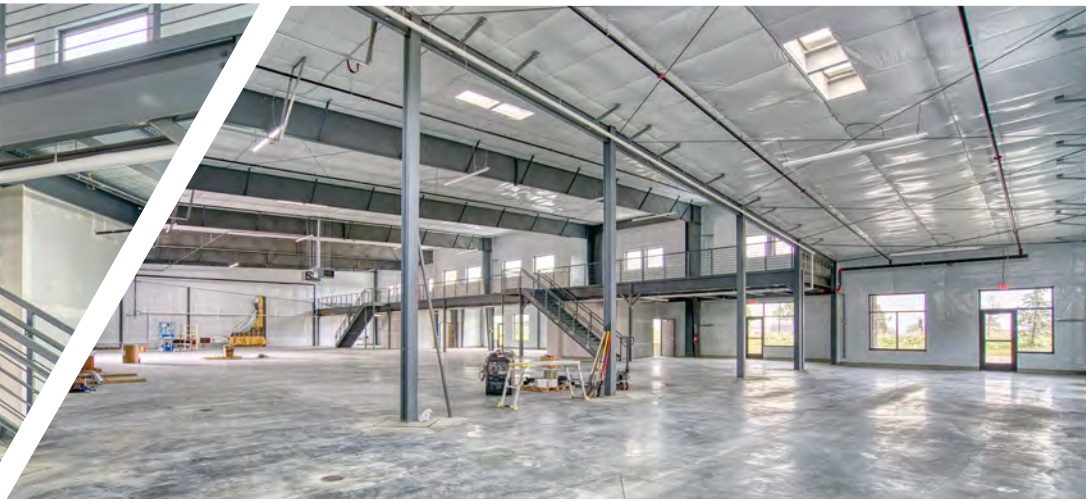
Property Details

4,000 SF - 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


9' x 9' OHD
14' x 14' OHD
14' x 14' OHD
14' x 14' OHD
14' x 14' OHD
14' x 14' OHD
14' x 14' OHD
9' x 9' OHD
17,600 SF





AMENITY MAP

East County Road 30

North Franklin Avenue

Harrison Avenue

287

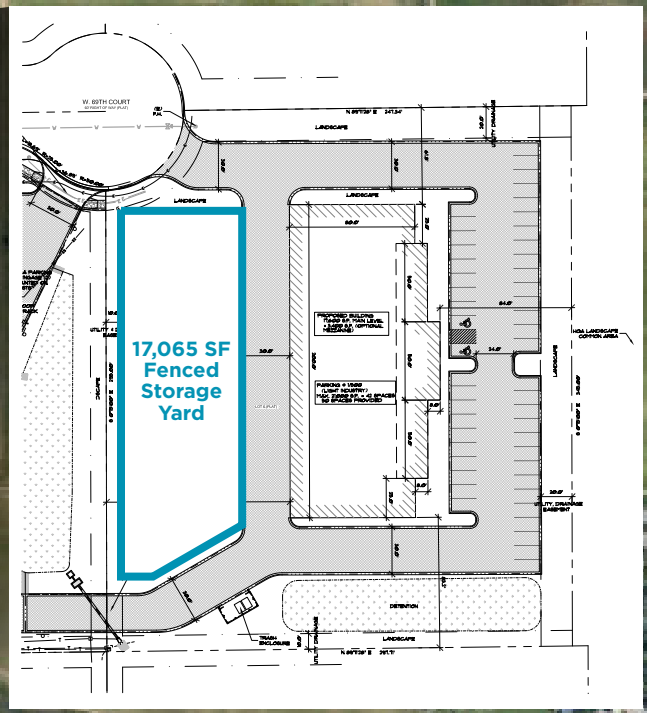
67th Street

65th Street

57th Street

Longview Business Park

33,763 VPD



View Enlarged Site Plan

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

Total Households
33,040

Per Capita Income
$43,304

Median Age
41.4

Total Employees
43,479

Total Square Miles
35.56



FOR MORE INFORMATION, PLEASE CONTACT:

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