



**33,252 WAREHOUSE W/ YARD
FOR LEASE**
5120 Boyd Lake Ave.
Loveland, CO 80538

PROPERTY FEATURES:

Building:	33,252 SF
Yard:	1 AC
Zoning:	Industrial
Power:	1200 amps @ 480v
Drive-in Doors:	5
Crane:	(2) 10-ton bridge cranes
Clear Height:	30'
LEASE RATE:	\$14.50/SF NNN
NNN:	\$5.50



**LOCAL EXPERTS.
INDUSTRIAL STRENGTH.**

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HIGHLIGHTS:

- GREAT ACCESS TO I-25
- INDUSTRIAL OUTDOOR STORAGE OPPORTUNITY
- 1 AC YARD
- HEAVY POWER
- 2 CRANES

LOCAL EXPERTS. INDUSTRIAL STRENGTH.



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