



50,210
Total
Square Feet
(4) Buildings



25.77
Acre Site



12'-48'
Clear Height



**HEAVY
INDUSTRIAL
ZONING**
Allows Outside
Storage



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**1820 E HWY 402
LOVELAND, CO**

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THE OFFERING

Ringsby Realty Corporation, as exclusive brokers for Seller, are pleased to present for sale an industrial outdoor storage site located at **1820 E HWY 402 in Loveland, CO** (unincorporated Larimer County).

The subject property has 25+ Acres of usable outdoor storage capacity along with (4) buildings totaling 50,000+ SF that could be utilized by a myriad of different heavy industrial users. The property is located less than 3-miles West of I-25 within the center of the rapidly growing in Northern Colorado corridor. All utilities are available on site, including electric, gas, water, and on-site septic.

Sale Price: \$11,850,000



SITE OVERVIEW

ADDRESS:	1820 E Hwy. 402, Loveland, CO
BUILDING SF:	50,210 SF (4 Buildings)
SITE SIZE:	25.77 AC
MUNICIPALITY:	Unincorporated Larimer County
ZONING:	I-H - Industrial Heavy (Outside Storage Permitted)
UTILITIES:	All utilities on site: - Electric - Heavy Power - Poudre Valley REA - Gas - Water - L.T.W.D - Sewer - On-site septic
PURCHASE PRICE:	\$11,850,000





BUILDING 1

BUILDING SIZE: 6,994 SF

CLEARANCE: 12'

DRIVE-INS: (2) 10'X10'
(2) 12'X12'



BUILDING 2

BUILDING SIZE: 15,240 SF

CLEARANCE: 18' - 20'

DRIVE-INS: (3) 12'X14'
(3) 15X16'

- 3-ton bridge crane
- Radiant heat



BUILDING 3

BUILDING SIZE: 6,000 SF

CLEARANCE: 45'

DRIVE-INS: (2) 50'x45'

- Clear-span
- Heavy Power



BUILDING 4

BUILDING SIZE: 21,975 SF

CLEARANCE: 28'

DRIVE-INS: (2) 20'x24'
(2) 12'x14'
(1) 10'x10'
(1) 18'x20'

- Clear-span

PROPERTY HIGHLIGHTS

PROPERTY HIGHLIGHTS:

- ✓ Outside storage permitted
- ✓ Minutes from I-25 (3-miles) & Downtown Loveland (2-miles)
- ✓ Heart of rapidly growing commercial & residential portion of Northern CO Market
- ✓ Heavy power & utilities on-site
- ✓ Rectangular, fenced yard w/ road base
- ✓ Located between Fort Collins, Denver, Greeley & Boulder

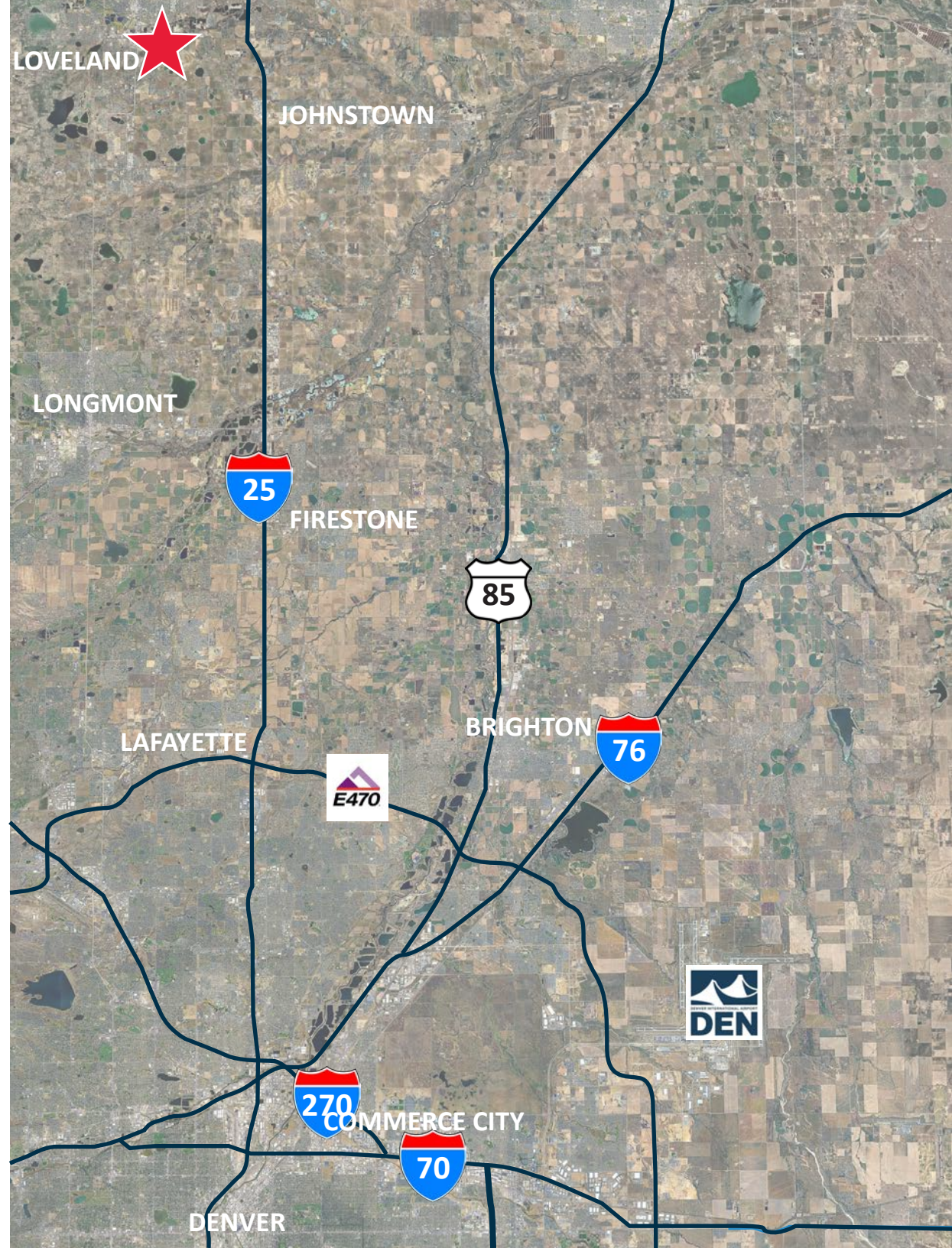
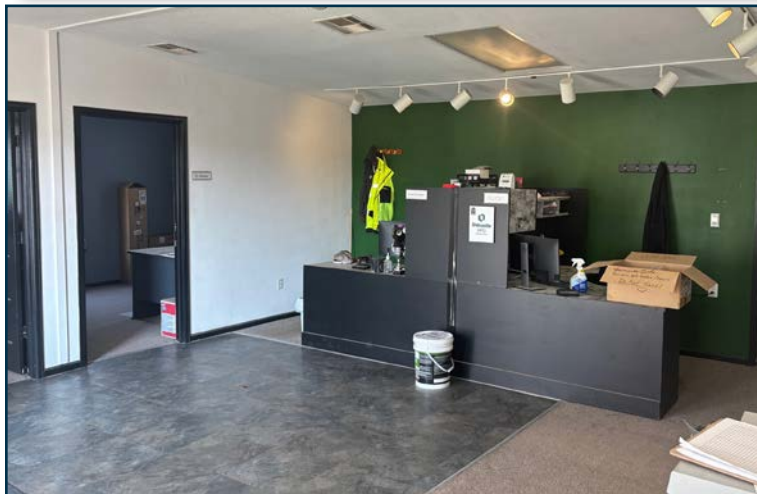
IDEAL USERS:

- Advanced Manufacturing & Fabrication Companies
- Building Material Companies
- Heavy Equipment Yard/Storage
- Modular/Prefab Building Yards
- Equipment Rental & Sales
- General Contractors
- Trucking & Transport Firms
- Self Storage/Commercial Storage/Industrial Outside Storage
- Vehicle Sales, Repair & Storage



DRIVE TIMES

I-25	3 MINUTES
I-70	40 MINUTES
I-80	50 MINUTES
DENVER	50 MINUTES
DIA	60 MINUTES



MARKET OVERVIEW

