



**LOCAL EXPERTS.  
INDUSTRIAL STRENGTH.**

# INDUSTRIAL BUILDING W/ YARD FOR SALE OR LEASE

825 E 11th St.  
Loveland, CO 80537



## PROPERTY FEATURES:

<b>TOTAL BUILDING SF:</b>	10,000
<b>SITE SIZE:</b>	.85 AC
<b>CLEAR HEIGHT:</b>	32'
<b>LOADING:</b>	2 drive-in doors 1 dock-high door
<b>POWER:</b>	800amp/480w 3p
<b>ZONING:</b>	Industrial
<b>SALE PRICE:</b>	\$1,900,000
<b>LEASE RATE:</b>	CONTACT BROKER

## CRANES

- 6-ton duel hoist bridge crane
- Jib crane
- Gantry crane

## PROPERTY HIGHLIGHTS:

- Fenced Outdoor Yard** — Secured yard space on a .85-acre site, ideal for material staging, equipment storage, or fleet parking
- Heavy Power** — 800A/480V 3-phase power supports demanding industrial and manufacturing operations
- Exceptional Clear Height** — 32' clear height accommodates oversized equipment, racking, and large-scale operations

- Flexible Loading** — Two drive-in doors plus one dock-high door supports a variety of freight and operational needs



## LOCATION HIGHLIGHTS:

- **8 Minutes to I-25**
- **US-34 & US-287 Frontage Corridor**
- **~20 Miles to Denver Metro**
- **Fort Collins/Loveland Airport** — Regional air freight and executive travel within minutes
- **Established Industrial Corridor** — Located in Loveland's core industrial zone on E. 11th St., surrounded by complementary businesses and services



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