

INDUSTRIAL CONDO FOR SALE OR LEASE

418 8th Street SE Unit B10-B11, Loveland, CO



PROPERTY DETAILS

Available Space:

Unit B10-B11 - 5,402 RSF

Proposed Use:

Industrial / Warehouse / Flex / R&D

Features:

- (2) 12'x12' OH doors
- 400 Amp, 3 Phase power
- Full HVAC climate controlled warehouse

Zoning: (CC) Commercial Corridor
(Larimer County)

Rico Devlin

Sr. Partner/Sr. Broker
970.413.1182
rico@lcrealestategroup.com

Nathan Klein

Sr. Partner/Comm. Brokerage Mgr
970.222.2473
nathan@lcrealestategroup.com

SIERRA PLAZA SOUTH INDUSTRIAL

LEASE RATE: \$10.50/RSF NNN (\$4.25/SF)

SALE PRICE: \$945,350 (\$175/SF)

- Functional flex, manufacturing, or office/warehouse with clean, quality finishes
- Great Southwest Loveland location with easy access to US Highway 287 and CO Highway 402
- Warehouse fully climate controlled - ideal for manufacturing, flex/R&D lab, art studio or other uses that require climate control
- Significant plumbing available in warehouse area (former dental lab)
- Abundant lighting and painted concrete floor in the warehouse
- Rear-loading with two 12'x12' OH doors with transom windows for natural light in WH
- 16' ceiling with 12' clear height from light fixtures
- Functional 2,400 SF of office space, with 2 restrooms, break room, 4 offices, conference room work area and warehouse office
- Click for Zoning Link: [Larimer County Municode](#)



DEMOGRAPHICS (Source: STDB Online 2024, radius)

	1 Mile	3 Mile	5 Mile
2024 Population	5,509	47,265	95,803
Avg. HH Income	\$80,945	\$98,036	\$112,866
Households	2,776	20,723	40,781
Businesses	706	2,679	3,868
Employees	5,932	27,063	42,455



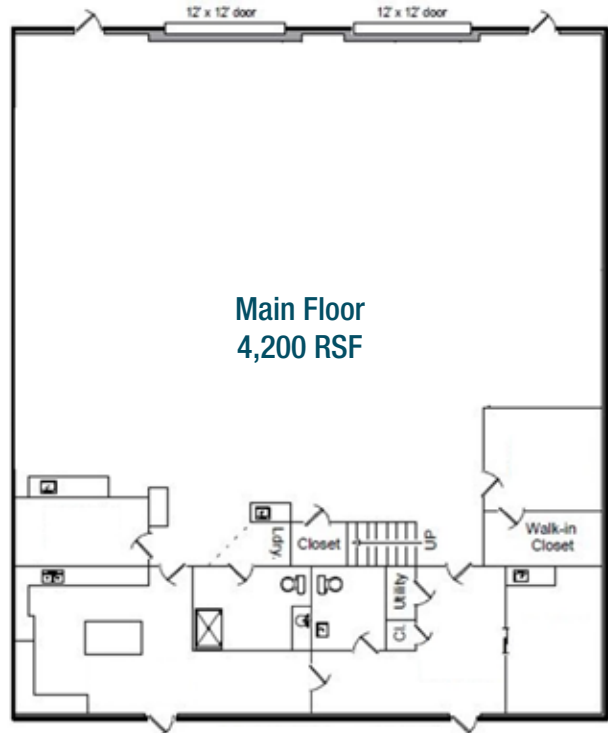
TRAFFIC COUNTS (Source: STDBOnline)

US Hwy 287 @ 8th St.	19,789 VPD
8th Street east of US Hwy 287	1,100 VPD

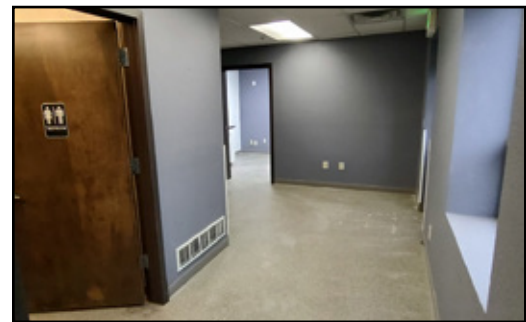
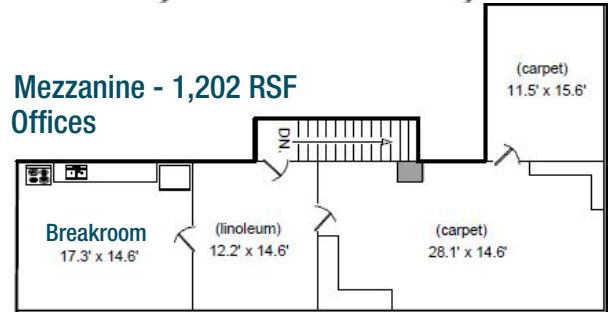
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Mezzanine - 1,202 RSF Offices



Mezzanine Breakroom



Mezzanine Conference/Bullpen



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Downtown Loveland - 0.6 miles; 1 minute
Interstate 25 and CO Hwy 402 - 5 miles; 6 minutes
Fort Collins, CO - 14 miles; 20 minutes
Greeley, CO - 22 miles; 28 minutes
Denver, CO - 50 miles; 52 minutes



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