

NEAR I-25 & CROSSROADS BLVD.
IN LOVELAND, CO

AXIS²⁵
4510 & 4550 Byrd Drive
Loveland, CO 80538



A CONVENIENT LOCATION
TO ANYWHERE IN NORTHERN COLORADO

- 2 MINUTES from I-25
- 3 MINUTES from Northern Colorado Regional Airport
- 15 MINUTES from Fort Collins
- 25 MINUTES from Greeley
- 45 MINUTES from Denver International Airport
- 45 MINUTES from Denver
- < 1 HOUR from Rocky Mountain National Park

**ETKIN
JOHNSON**
REAL ESTATE PARTNERS

1512 Larimer Street, Suite 100 (Bridge Level)
Denver, Colorado 80202 | 303.650.6500
etkinjohnson.com

CBRE
3003 E. Harmony Road, Suite 300
Fort Collins, CO 80528
cbre.com

HIGH VISIBILITY ALONG I-25
Class A Industrial/Flex Campus
Two Buildings Totaling 195,694 SF

AXIS²⁵
4510 & 4550 Byrd Drive
Loveland, CO 80538



- Highest Quality Industrial in Loveland
- I-25 Tenant Signage Available

For Leasing Information, Contact:

Lease rates
and terms are
negotiable.

RYAN GOOD
303.223.0496
rgood@etkinjohnson.com

LINDSEY GOOCH
303.223.0484
lgooch@etkinjohnson.com

PETER KAST, CCIM, SIOR
970.372.3845
peter.kast@cbre.com

MATT PATYK
970.372.3849
matt.patyk@cbre.com

**ETKIN
JOHNSON**
REAL ESTATE PARTNERS
CBRE



4510 & 4550 Byrd Drive
Loveland, CO 80538



NEW CONSTRUCTION
Industrial/Flex Campus
Totaling 195,694 SF

THE CENTER OF GROWTH IN NORTHERN COLORADO

Axis 25 puts tenants at the center of growth in Northern Colorado. Located on 14 acres in Loveland, Colorado, this Class A industrial/flex campus includes two buildings totaling nearly 200,000 square feet. Each building provides 24-foot clear height, expansive 12-foot window bands on three sides, 12' overhead glass doors opening to outdoor amenity space with trellis areas and western views, multiple loading capabilities, ample parking, on-site electric car charging stations, and prominent building signage along I-25, visible to more than 86,000 drivers daily.

AXIS 25 FEATURES

Divisible to 25,000 SF
24' Clear Height
12' Window Bands
52' Column Spacing
ESFR Fire Sprinkler System
Power: 2,500 Amp, 480/277 V
Amenity Space with Trellis Areas
Located West of Each Building

BUILDING 1 | 4550 Byrd Drive

- 100,580 SF Total
- (25) 9' X 10' Dock-High Doors
- (4) 12' X 14' Drive-In Doors
- (2) 12' Overhead Glass Doors
- (4) Car Charging Stations
- Parking Ratio:
1.71 : 1,000 SF Provided
2.54 : 1,000 SF with Truck Court

BUILDING 2 | 4510 Byrd Drive

- 95,114 SF Total
- (24) 9' X 10' Dock-High Doors
- (4) 12' X 14' Drive-In Doors
- (2) 12' Overhead Glass Doors
- (4) Car Charging Stations
- Parking Ratio:
1.93 : 1,000 SF Provided
2.83 : 1,000 SF with Truck Court



Prominent Tenant
Signage along I-25



24' Clear Height



Multiple Loading
Capabilities



Heavy Power

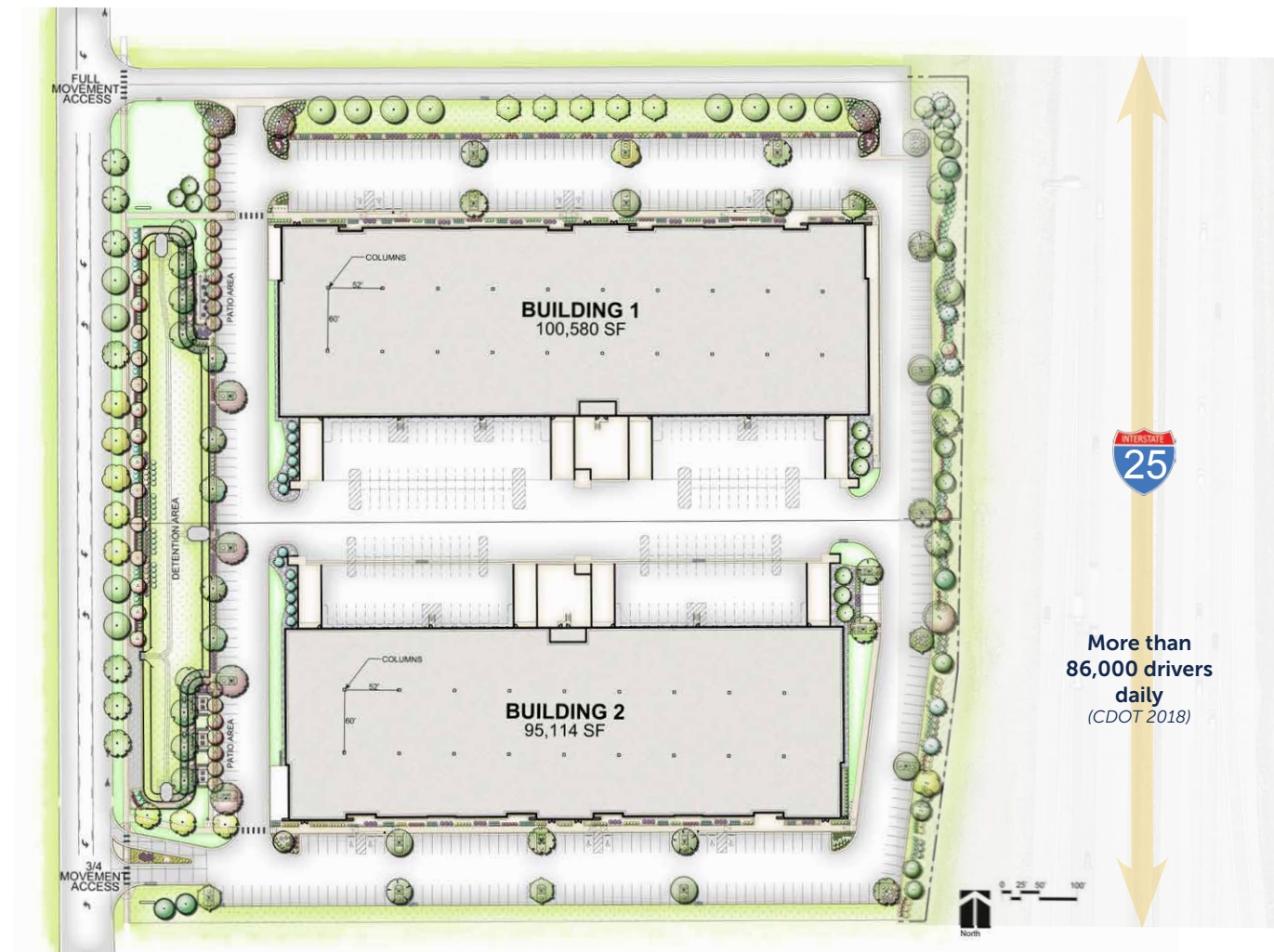


Ample Parking



Energy Efficient
Design

SITE PLAN



OUTDOOR AMENITY SPACE INCLUDING TRELLIS AREAS & WESTERN VIEWS



**ETKIN
JOHNSON**
REAL ESTATE PARTNERS