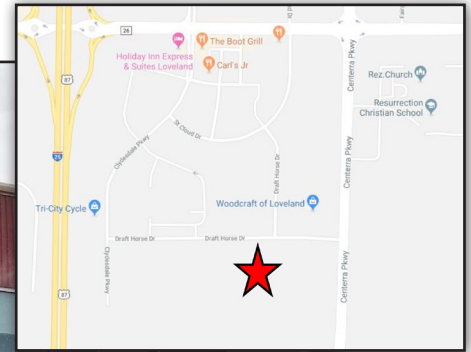


# OFFICE/FLEX/WAREHOUSE CONDO FOR LEASE

3524 Draft Horse Court, Loveland, CO



## PROPERTY DETAILS

Available Space: 2,426 SF  
 1,600 sf office  
 875 sf warehouse

Electric: 3 Phase

Zoning: (DF) Developing Industrial

OH Door: 12'x14'

Clear Ht: 16'

Proposed Use:

- Engineering
- Light Industrial
- Light Manufacturing
- Assembly
- Construction Trades
- R&D Lab / Research

## DRAFT HORSE INDUSTRIAL

**LEASE RATE: \$14.00/SF NNN (\$4.00/SF)**

- Newer construction industrial/flex space near Crossroads and I-25
- Clean and well-maintained office/warehouse space in growing area
- Quality finishes and carpeted offices, sealed concrete floors in high-traffic areas and concrete floor in warehouse
- Functional layout with reception, restrooms, conference/training room and shop on main floor
- Four well-sized offices and kitchenette/coffee bar on mezzanine level
- 12'Wx14'H OH door; 16' clear height, fully sprinklered throughout
- Ample parking available
- Large windows throughout provide excellent natural light

### Rico Devlin

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### DEMOGRAPHICS (Source: STDB Online 2020, radius)

	1 Mile	3 Mile	5 Mile
2020 Population	27	15,484	57,951
Avg. HH Income	\$132,916	\$134,751	\$110,543
Households	9	6,239	22,468
Businesses	123	970	2,701
Employees	2,531	19,403	36,814



### TRAFFIC COUNTS (Source: STDBOnline)

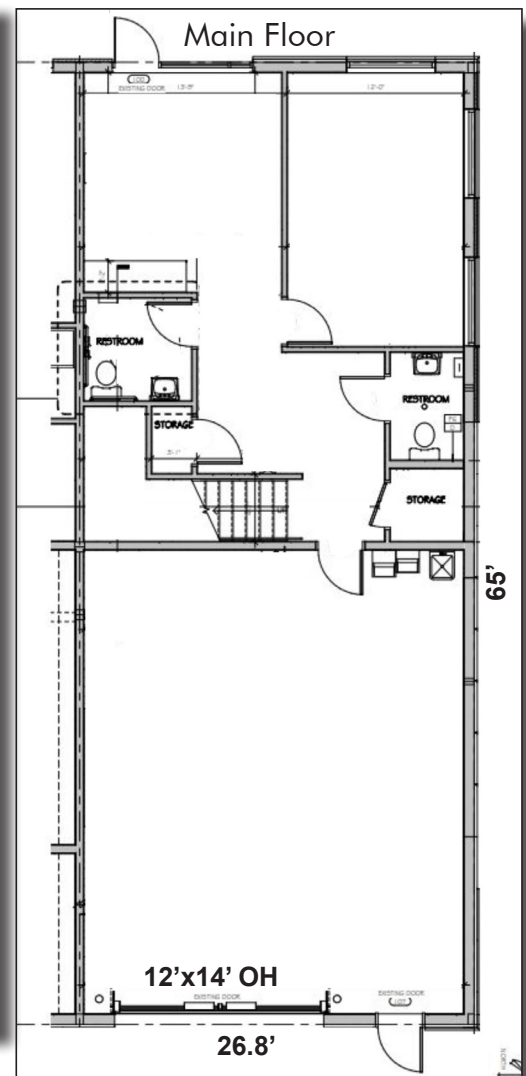
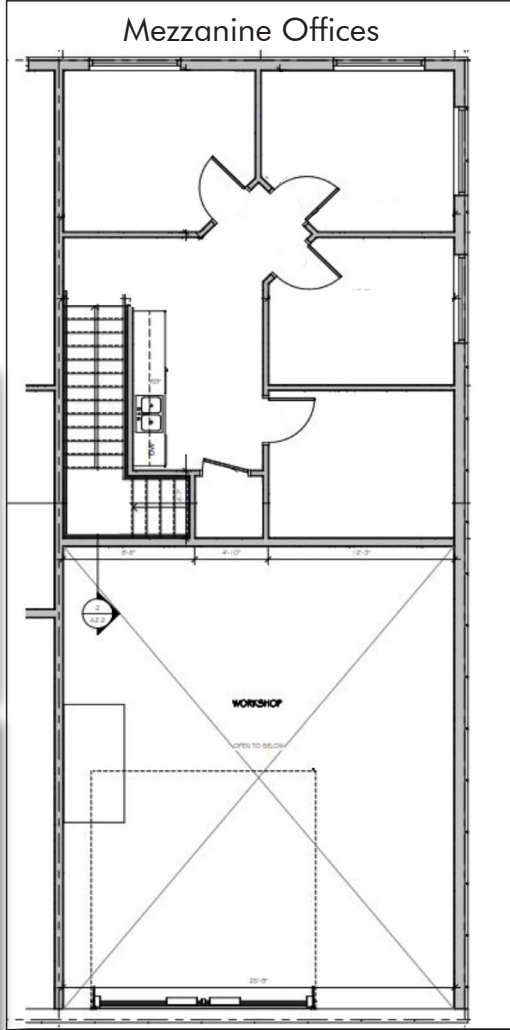
Crossroads @ I-25	11,500 VPD
US Hwy 34 @ Centerra Pkwy	51,000 VPD

The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 11/6/2020

# OFFICE/FLEX/WAREHOUSE CONDO FOR LEASE

3524 Draft Horse Court, Loveland, CO

- Open reception, large main floor office or conference room
- Clean concrete warehouse floors
- 12'x14' OH door
- Abundant natural light
- Kitchenette and break area
- Full HVAC system throughout
- Fiberoptics available



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