

# INDUSTRIAL SPACE FOR LEASE

## CREATIVE MANUFACTURING SPACE

44,585 SF



5443 EARHART ROAD

LOVELAND, COLORADO 80538



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**CREATIVE MANUFACTURING SPACE**

**44,585 SF**

**LEASE RATE: \$10.50/SF NNN**

**EST. NNN: \$3.50/SF**



<b>Building Size</b>	44,585 SF
<b>Year Built</b>	1998
<b>Loading</b>	Three (3) dock-high doors One (1) 14' x 12' drive-in door
<b>Clear Height</b>	13.5 - 16 Feet
<b>Column Spacing</b>	48 Feet
<b>Bay Width</b>	25 Feet
<b>Parking</b>	88 Spaces
<b>Zoning</b>	<a href="#">I - Developing Industrial (Loveland)</a>

## 5443 EARHART ROAD | LOVELAND, COLORADO 80538

Cushman & Wakefield is pleased to present 5443 Earhart Road for lease. This 44,585 square foot building is located in Loveland's Industrial Airpark, ¼ mile from Interstate 25. The building features two stories of office space including offices, conference room, private restrooms and open space. The large warehouse includes three dock doors, one drive-in door and is surrounded by ample parking. *Please contact the listing broker for more information.*

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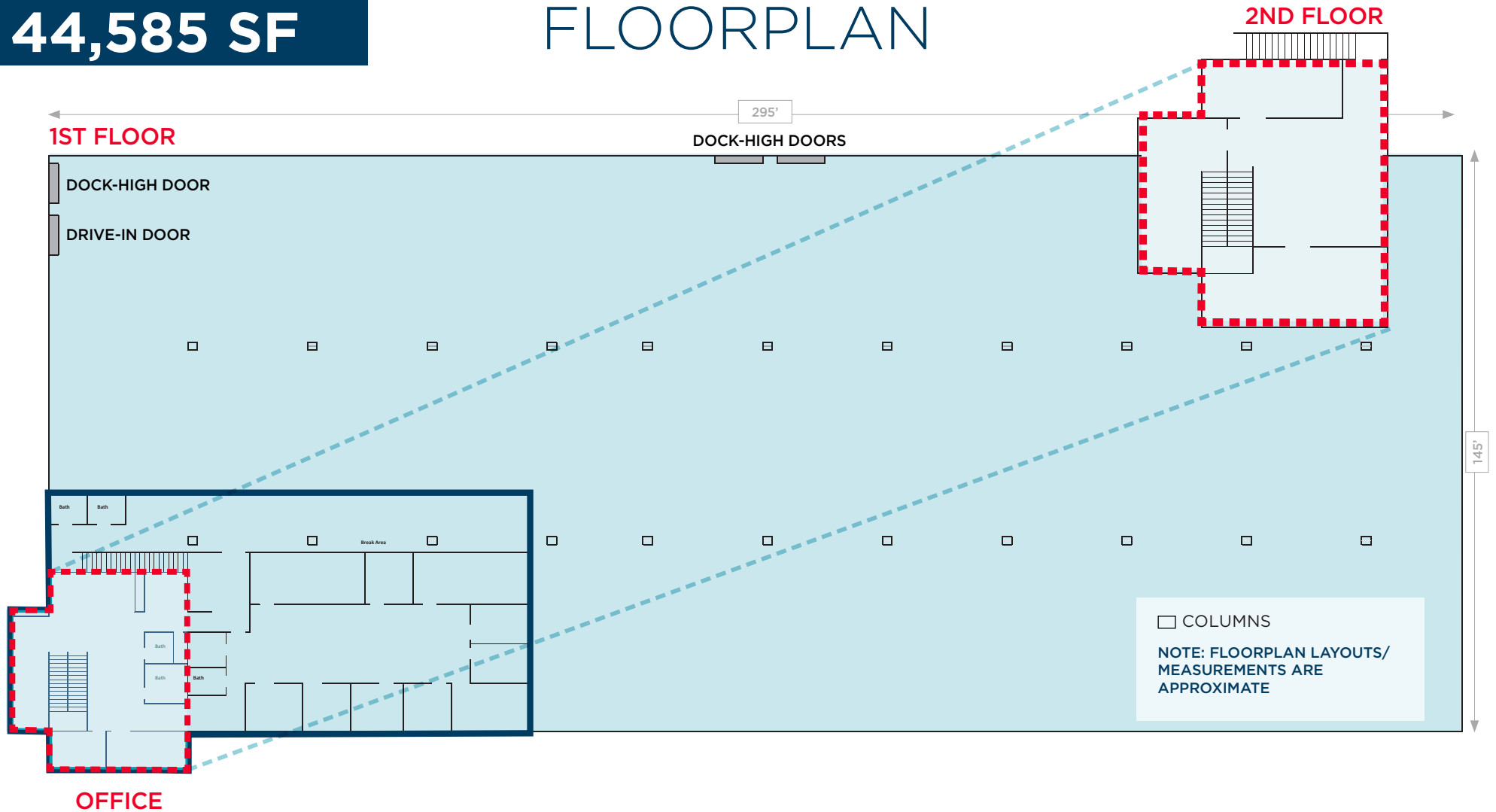


**EARHART ROAD**

**WRIGHT DRIVE**

44,585 SF

# FLOORPLAN



## PROPERTY FEATURES

<b>Land Area</b>	2.82 Acres
<b>Year Built</b>	1998
<b>Loading</b>	Three (3) Dock-High Doors One (1) 14' x 12' Drive-In Door
<b>Clear Height</b>	13.5 - 16 Feet
<b>Power</b>	3 Phase, 600 Amps

<b>Column Spacing</b>	48 Feet
<b>Bay Width</b>	25 Feet
<b>Parking</b>	88 Spaces
<b>Zoning</b>	<a href="#">I - Developing Industrial (Loveland)</a>
<b>Office SF</b>	7,254 SF (1st Floor: 6,000 SF; 2nd Floor: 1,254 SF)

## OTHER FEATURES

- Break room
- Server room
- Mix of open and private office

# LOVELAND AT A GLANCE

Loveland has aggressively expanded its incorporated limits eastward to embrace the interchanges at Interstate 25 (I-25). The I-25 & Crossroads Boulevard intersection and the I-25 & U.S. Highway 34 intersection are both being developed with retail and commercial properties filling in nicely. In the last decade, the I-25 & Hwy. 34 intersection has become a primary commercial hub of northern Colorado, with the construction of shopping centers such as the Promenade Shops at Centerra and the Outlets at Loveland, and the addition of the Budweiser Events Center. The Medical Center of the Rockies has also been built near the Interstate 25 and U.S. Highway 34 interchange, Centerra.

## FRONT RANGE CORRIDOR BY THE NUMBERS



**5,000,000**  
POPULATION



**\$50,000**  
AVERAGE INCOME



**38%**  
BACHELORS DEGREE  
OR HIGHER



**36**  
MEDIAN AGE

- As of 2020 the region's population increased by 6.2% since 2015, growing by 5,905. Population is expected to increase by 7.5% between 2020 and 2025, adding 7,565.
- From 2015 to 2020, jobs increased by 5.3% in 3 Colorado ZIPs from 46,809 to 49,301. This change outpaced the national growth rate of 0.0% by 5.3%.
- The top three industries in 2020 are Restaurants and Other Eating Places, Education and Hospitals (Local Government), and Local Government, Excluding Education and Hospitals.

**14.5**

**MILES**  
TO FORT COLLINS

**42**

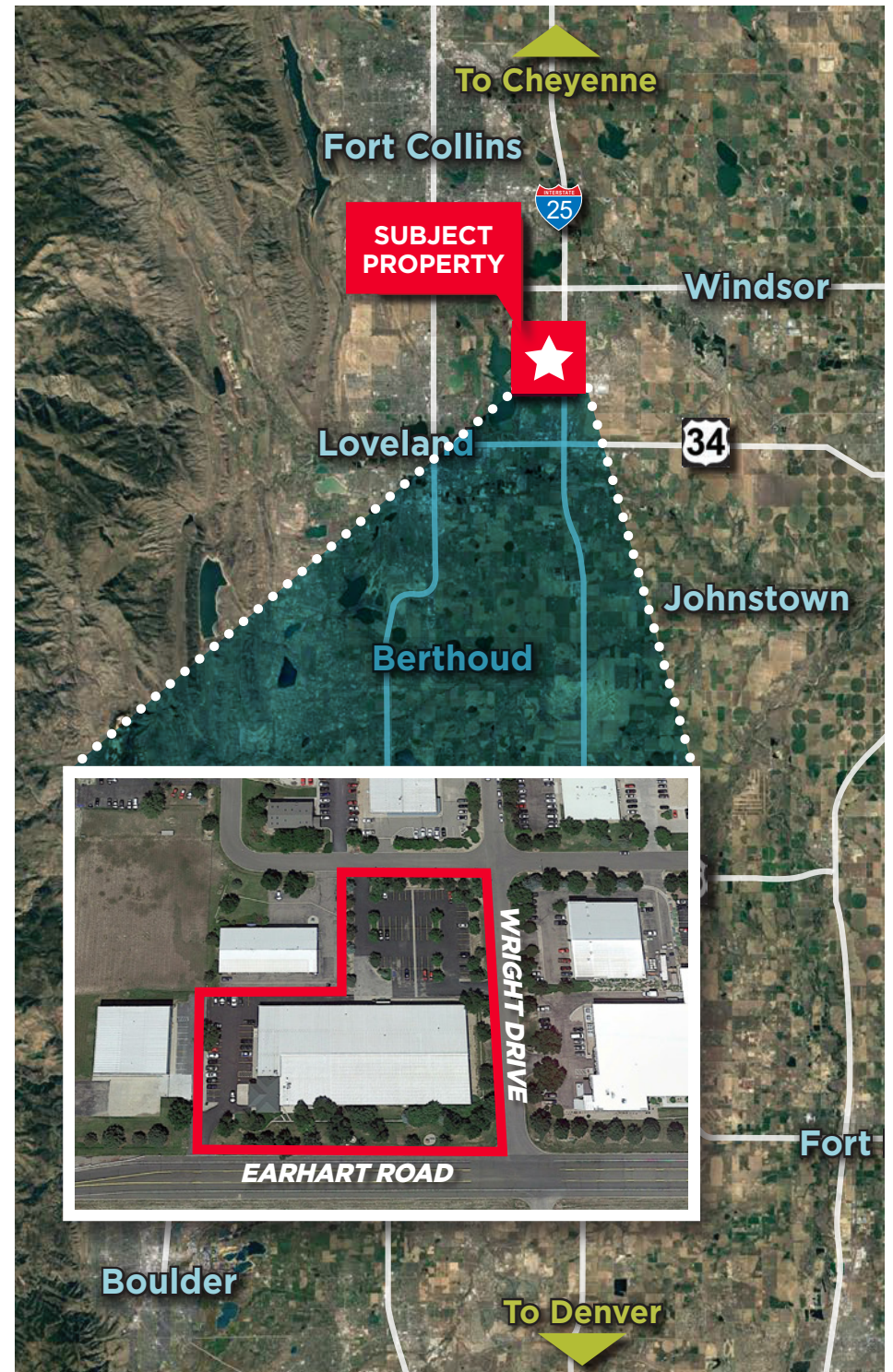
**MILES**  
TO BOULDER

**35**

**MILES**  
TO WYOMING

**57**

**MILES**  
TO DENVER  
INTERNATIONAL  
AIRPORT





## CONTACT INFORMATION

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