

# HIGH QUALITY, INDUSTRIAL FACILITY FOR LEASE OR SALE

5610 BOEING DRIVE, LOVELAND, CO 80538

NORTHERN COLORADO  
REGIONAL AIRPORT

5610 Boeing Drive  
Loveland, CO



Outstanding location with close proximity to I-25, US 34, and Northern Colorado's Regional Airport. Amenities nearby include: numerous restaurants and retailers, the Budweiser Events Center, Motorplex at Centerra, Medical Center of the Rockies & The Promenade Shops at Centerra, Marketplace at Centerra and more. This rare modern, climate controlled, industrial (light manufacturing) facility features an abundant electrical supply, functional clear span and clear height and class A office finishes.

- Available:** 22,490± Sq. Ft. - 47,452± Sq. Ft. (Entire Building)
- Land Area:** 2.61 Acres
- Sale Price:** \$5,999,995
- Lease Rate:** \$9.00 - \$10.00 / SF NNN (as-is)
- Clear Height:** 19' - 20' (Up to approximately 24' in many areas)
- Loading:** (2) dock high doors, (3) OHD (See page 5)
- Electrical:** 4,000± amps/480v, 3-phase
- Fiber:** Fiber optic cabling to the property
- Zoning:** I- Developing Industrial
- Sprinklered:** Yes



## Representatives:

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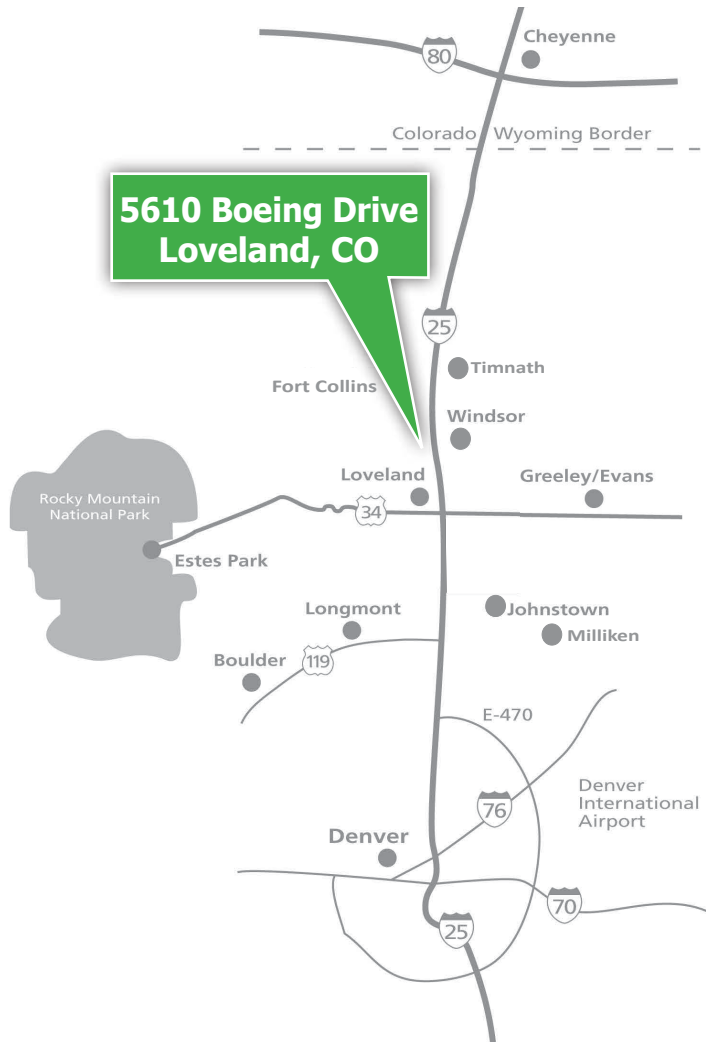
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# NORTHERN COLORADO: STRONG ECONOMY AND PLENTY OF CUSTOMERS

Northern Colorado's trade area consists of approximately 780,000 people (within 30 miles). The trade area is well-known for its high quality of life. Northern Colorado is home to two major universities, a young and well educated population, and a diverse and well compensated workforce.



## DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
2016 Est. Population	12,314	68,014	262,731
2021 Projected Population	15,670	77,951	292,750
2016 Est. Avg. HH Income	\$121,713	\$97,416	\$84,693
Median Age	42.1	38.4	36.3
Bachelor's Degree or Higher	60.1%	46.2%	44.3%
Daytime Employment	13,753	32,435	131,014

Source: Site To Do Business, January 2017

## DRIVE TIMES

Northern Colorado Regional Airport	1 minute
Interstate 25	2 minutes
Fort Collins	9 minutes
Greeley	16 minutes
Northwest Parkway/E-470	34 minutes
Boulder	45 minutes
Downtown Denver	47 minutes
Interstate 70	49 minutes
Interstate 80 / Cheyenne, WY	49 minutes
Denver International Airport	56 minutes

Source: Mapquest

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## MAJOR EMPLOYERS

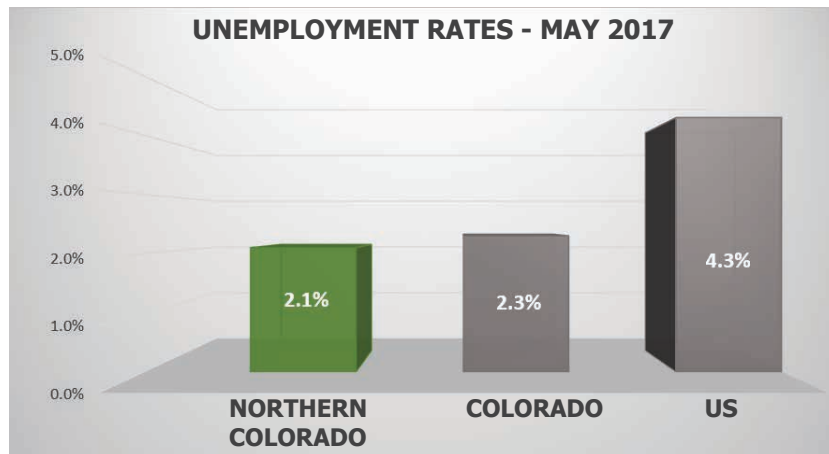
Banner Health Colorado	5,096	Qualfon	800
Broadcom Ltd.	1,500	State Farm Insurance	1,300
Colorado State University	6,701	Univ. of Colorado Health	5,400
Hach	800	Univ. of Northern Colorado	1,600
Hewlett Packard	1,490	Vestas Blades A/S	2,400
JBS Swift & Company	3,688	Wal-Mart Distribution Center	895
Larimer County	1,639	Weld County	1,500
OtterBox	854	Weld County School District	2,800
Poudre School District	4,305	Woodward, Inc.	1,475

Source: BizWest 2017 Book of Lists

## NORTHERN COLORADO ACCOLADES

**Northern Colorado communities are consistently being recognized on "top and best of" lists.**

- Johnstown #1, Safest Cities in Colorado. National Council for Home Safety and Security, 2017
- Loveland, ranks #1 for 'The Top 10 Boomtowns of 2015'. www.Smartasset.com. January 2016 [View full article](#)
- Greeley, Fort Collins, Boulder metro areas make 'Best Performing Cities' list. Bizwest. December 2015 [View full article](#)
- Greeley, 'Best Small and Medium-Size Cities for Jobs 2015'. Forbes, June 2015
- Weld County employment increase ranks county #1 in nation. Bizwest. September 2014 [View full article](#)
- Fort Collins-Loveland ranks #1 City Satisfaction, Gallup-Healthways Well-Being Index. April 2014
- Fort Collins #7, Best Places for Business & Careers, Forbes, August 2013
- Fort Collins-Loveland #4 Healthiest Mid-size communities, Well-Being Index, March 2013
- Weld County (East and Southeast of site) leads all of Colorado with more than 16,500 active oil and gas wells. www.cogoa.org
- Fort Collins, Ranked Number 8, Best Places for Business CNBC, July 2012
- One of the Top 10 Places to Retire, CBS Money Watch, February 2012
- Major Tourist Attraction, Rocky Mountain National Park with 3.2 million visitors per year.



Source: www.deptofnumbers.com/unemployment/colorado

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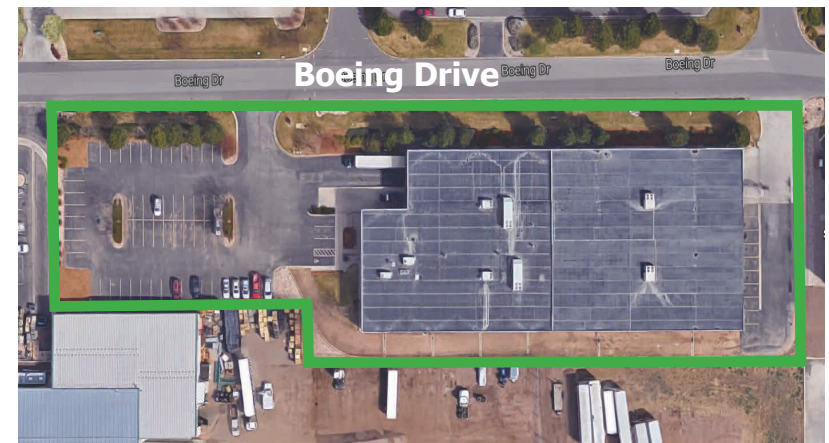
**ZONING:**

**ZONING CODE:** I-Developing Industrial (City of Loveland)

**Permitted Uses:**

- Light Industrial
- Industrial or manufacturing
- Warehouses, distribution and wholesale uses
- Administrative, insurance and research facilities

To view more uses and specifics on I-Developing Industrial zoning [click here](#). (pages 94-96)



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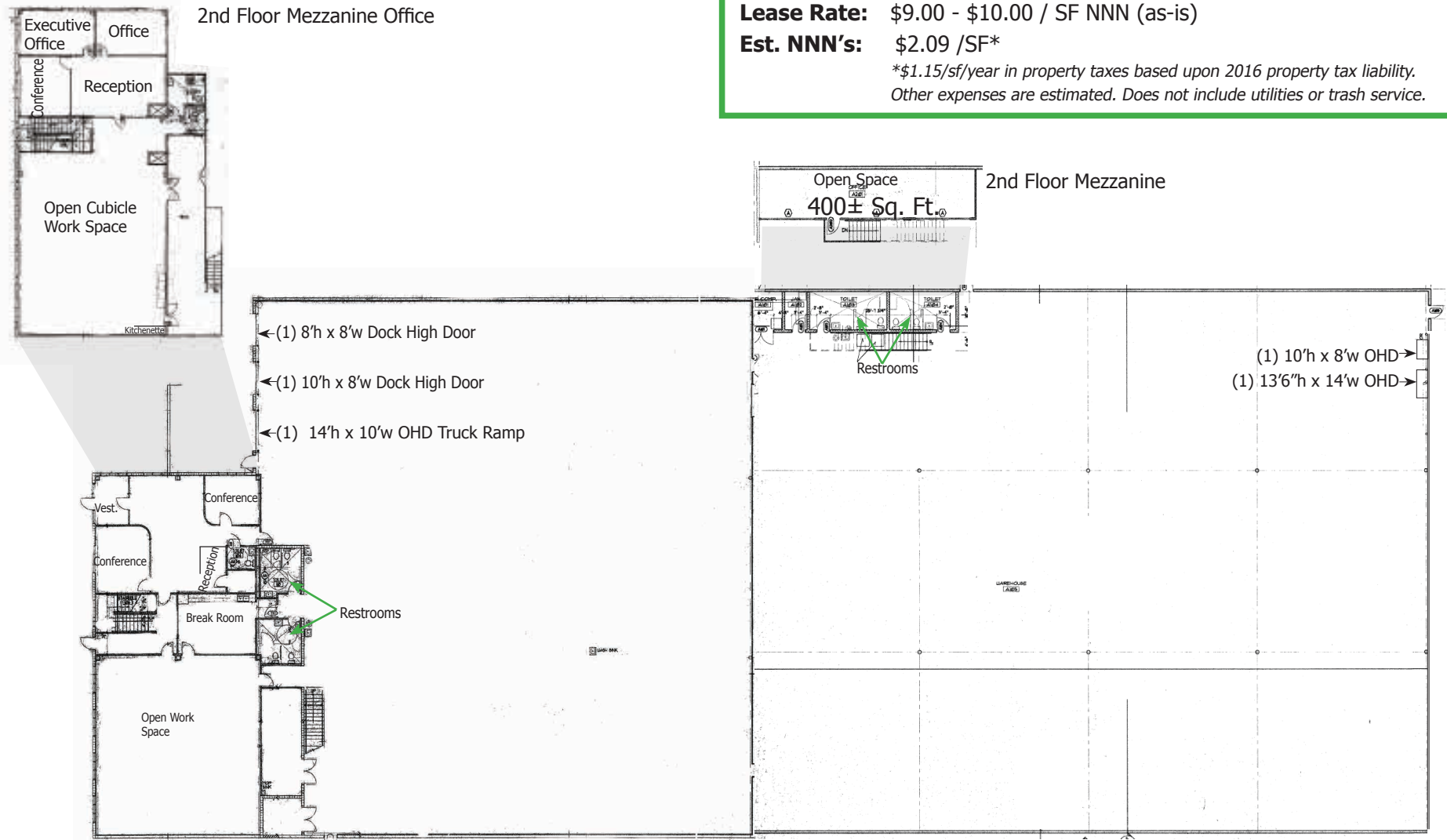


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# ENTIRE BUILDING FLOOR PLAN

**Available:** 22,490± Sq. Ft. - 47,452± Sq. Ft. (Entire Building)  
**Sale Price:** \$5,999,995  
**Lease Rate:** \$9.00 - \$10.00 / SF NNN (as-is)  
**Est. NNN's:** \$2.09 /SF\*  
*\*\$1.15/sf/year in property taxes based upon 2016 property tax liability. Other expenses are estimated. Does not include utilities or trash service.*



Areas are approximate. Not to scale. Buyer/Tenant to verify all dimensions.

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## **BUILDING INFORMATION:**

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- Building Size:** 47,452± Sq. Ft. (9,131± Sq. Ft. of Office)
- Available:** 22,490± Sq. Ft. - 47,452± Sq. Ft. (For Lease)  
47,452± Sq. Ft. (For Sale)
- FF&E:** Cubicles may be included in lease or sale of building
- Clear Height:** 19' - 20' (Up to approximately 24' in many areas)
- Clear Span:** 40' 10" (minimum) & 44' 8" (maximum)
- Loading:** Front: (1) 14' h x 10' w OHD Truck Ramp,  
(1) 10' h x 8' w Dock High Door,  
(1) 8' h x 8' h Dock High Door
- Back: (1) 13'6" h x 14' w OHD,  
(1) 10' h x 8' w OHD
- Fiber:** Fiber optic cabling to the property
- Electrical:** 480v/277, three phase power w/ approx. 4,000 amps (Entire Building)
- Sprinklered:** Yes
- Parking:** Front: 63 spaces / Back: 9 spaces
- Year Built:** 1998 / 2001 Expansion
- Construction:** Steel frame, tilt-up concrete and cinder block walls
- Floors:** 6"-8" reinforced concrete floor slab in warehouse areas with several pads with up to 6' of reinforced concrete.
- Floor Drains: 1 in the west warehouse section, 1 in the recycling room, 1 in the mechanical room, 1 under each of the 3 sinks in the warehouse.
- HVAC:** A/C and heat throughout the entire building. Units are roof mounted.



## **LOAN ASSUMABILITY:**

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- Assumable SBA 504 Loan (Est. balance of \$1,841,246 as of February 2017), and in most cases, loan can be subordinated to new senior mortgage.
- Fixed 3.03048% interest rate with term through 6/1/2035.
- Conditional upon SBA/CDC review of corporate & personal financials.
- Call broker for more details.

## **RECENT BUILDING IMPROVEMENTS/INCLUSIONS:**

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- LED Lighting throughout warehouse space in west bay of building
- New alarm system
- New carpet in office areas
- Reception desk
- Cubicles
- Overhead door expansions
- Electrical upgrades

## **UTILITY PROVIDERS:**

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- Electric - City of Loveland
- Gas - Xcel Energy
- Water - Fort Collins-Loveland Water District (1) 3/4" tap
- Sewer - South Fort Collins Sanitation District

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## WESTERN PORTION OF BUILDING



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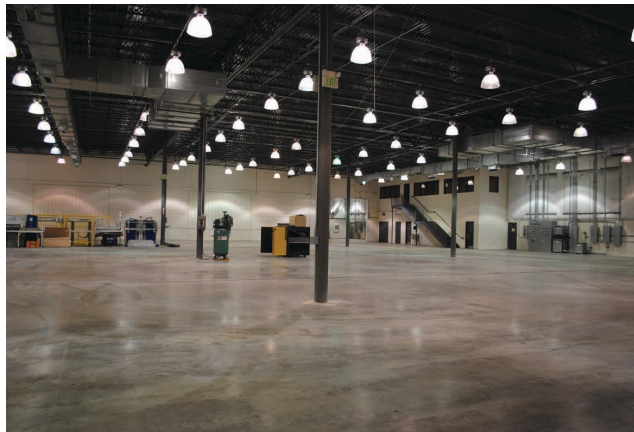
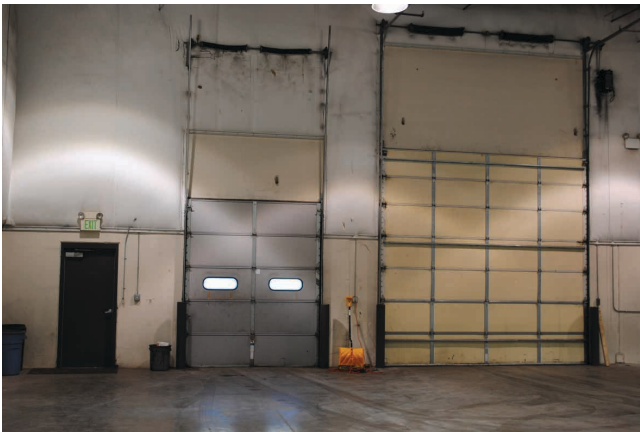
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## EASTERN PORTION OF BUILDING



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