

Centerra Industrial Park

Space Available



Lease Rate: \$6.50-7.95/RSF NNN

Available: Up to 100,950 RSF

For More Information Contact:

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A master-planned community from McWhinney



www.mcwhinney.com

2725 Rocky Mountain Avenue, Suite 200
Loveland, CO 80538
970.962.9990

* Information contained herein, while not guaranteed, is from sources we believe reliable. Price, terms, and information are subject to change. 4/27/2009



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Centerra Industrial Park



Lease Rate

\$6.50-7.95/RSF NNN

Building Size

100,950 Square Feet

Number of Stories

1

Available

15,000 - 100,000

Year of Construction

2009

Parking

1.5 spaces per 1,000 square feet

Dock High Doors

22 Dock High Doors (9' x 10')

Drive-In Doors

2 Drive-In Doors (12' x 14')

Clear Height

24'-0" to 30'-0"

Colum Spacing

52' x 52'

Drive Aisle Width

30'-0" x 25'-0"

Features

This 100,950 square foot front office, rear load, industrial, manufacturing and warehouse building features increased clear heights, large floor plates, and direct access to I-25 and US 34. Located in Centerra, businesses will have a superior competitive advantage and direct access to over 30 restaurants, 1.5 million square feet of retail, 7 hotels, miles of trails and open space, and incredible views of Colorado's Front Range.

Fire Sprinkler

Fully Sprinkled, ESFR

Electrical

2000 Amp, 277/480 Volt, 3-Phase

Uses

Perfect for Office, Light Assembly, R&D, Light Manufacturing and Warehouse/Distribution

Location

Rocky Mountain Avenue & CR 24E
Loveland, CO 80538
1/2 Mile to Interstate 25

Regional Access

45 Miles to both Interstate 80 and Interstate 70

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Site Plan

This building offers flexible industrial floor plans. Several entry points with immediate access to I-25, US 34 and the local Fort Collins/Loveland Municipal Airport. Employee amenities include mountain and lake views, walking trails, restaurants and retail stores nearby.



Building Renderings



SIDE ELEVATION
SCALE: 1/8" = 1'-0"



ENLARGED ENTRY ELEVATION
SCALE: 1/4" = 1'-0"



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ENTRY ELEVATION
SCALE: 1/8" = 1'-0"

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Available Space

Industrial Park - up to 100,950 square feet

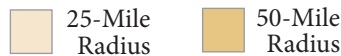


Why Centerra is an Ideal Business Location:

Located at the heart of a highly educated population of over 543,000 residents within 20 miles, Centerra is the premier business address in Northern Colorado. Centerra's mixed-use design provides easy access to rich business amenities, such as restaurants, hotels, trails, parks, and pedestrian-friendly roads. And to top it all off, the spectacular views of the Northern Front Range are free!



Demographics



2007 Est. Population	579,129	2,060,709
2012 Projection	638,310	2,175,726
2007 Est. Avg. Household Income	\$70,962	\$69,452
1990-2000 Population Growth Rate	35.3%	26.6%

Source: Metrostudy March, 2007



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