

FOR LEASE

# CENTERRA INDUSTRIAL

PART OF A MASTER PLANNED COMMUNITY  
**ROCKY MOUNTAIN AVENUE & E37TH STREET**

Loveland, CO 80538



## PROPERTY OVERVIEW

### AVAILABLE: 83,890 SF OF INDUSTRIAL SPACE

Centerra Industrial is McWhinney's newest industrial building offering tenants over 83,000 square feet of building with flexible space configurations, 24' clear height and dock high loading. Centerra Industrial is also in close proximity to the Fort Collins-Loveland Airport, easy truck access to Interstates 25 & 34. Centerra Industrial is part of the award winning master planned community of Centerra which has over 7,500 employees and access to more than 30 restaurants, 1.5 million square feet of retail, 3 hotels, health club, miles of trails, open space and incredible views of Colorado's front range.



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**ROCKY MOUNTAIN AVE.  
AND 37TH STREET**  
Loveland, CO 80534



## PROPERTY INFORMATION

<b>LEASE RATE</b>	\$9.00 SF/NNN	<b>DOCK HIGH DOORS</b>	22 Dock high doors 9' x 10'
<b>AVAILABLE SF</b>	11,500 - 83,890/SF	<b>DRIVE-IN DOORS</b>	2 Drive-in doors 12' x 14'
<b>OFFICE</b>	BTS	<b>DRIVE AISLE WIDTH</b>	30'0" x 25'0"
<b>YEAR BUILT</b>	2016	<b>CLEAR HEIGHT</b>	24'0" minimum
<b>LAND SIZE</b>	13 acres	<b>BAY SPACING</b>	52' x 50'
<b>PARKING</b>	1.5/1,000/SF	<b>TRUCK TURNING RADIUS</b>	130'
<b>POWER</b>	To suit	<b>CONSTRUCTION</b>	CTU
<b>SPRINKLERS</b>	ESFR	<b>FLOOR</b>	6 inches
<b>SKYLIGHTS</b>	1% of roof area	<b>WALLS</b>	Insulated with R-11
<b>OTHER</b>	Possible truck & outside storage	<b>ROOF</b>	Single ply TPO 60 mil with R-20 rigid insulation board



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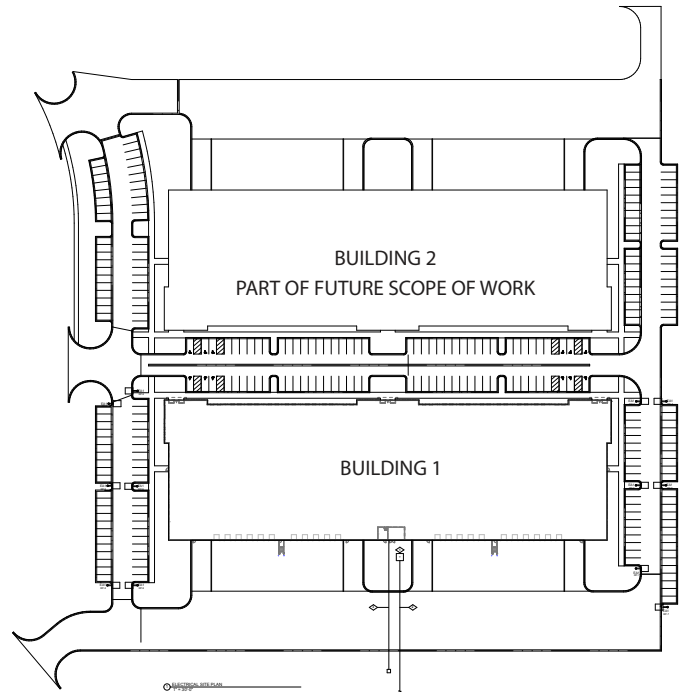
ROCKY MOUNTAIN AVE.  
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## SITE PLAN

These two buildings offer flexible industrial floor plans with several entry points.

- + Location
  - Direct access to I-25 and US 34
  - Regional access to I-80 and I-70
  - Fort Collins/Loveland Municipal Airport
- + Uses
  - Office, light assembly, R&D
  - Light manufacturing and warehouse distribution
  - Cold storage



## BUILDING RENDERINGS



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



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

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## CENTERRA FEATURES

- + Master planned community
  - Class A facilities
  - Restaurants, retail, hotels, hospital, health club
  - Miles of trails
  - K-8 Stem school and high school
- + Infrastructure
  - Quality design guidelines
  - Sustainable development
  - Advanced medical campus (MCR)
  - Residential
  - Near Class A office campus
- + Community Connections
  - Events
  - Networking programs
  - Educated workforce



Demographics	25 Mile Radius	50 Mile Radius
<b>2015 Estimated Population</b>	652,989	2,308,204
<b>2020 Projected Population</b>	701,579	2,479,526
<b>2015 Est. Avg Household Income</b>	\$58,138	\$58,394
<b>Population Growth 2015-2020</b>	7.44%	7.42%

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