



10,632 SF Industrial, Flex, Showroom Building Available for Sale



Building Sale Price: \$2,650,000
Lot Sale Price: \$300,000
· Can be purchased together or separate
Acres - 0.78 building footprint and 0.76 industrial lot



10,632 SF Total Building Area
Mezzanine with Office Spaces
Large Warehouse with OH Doors
Zoned: Industrial



Situated along Byrd Drive in Loveland, Colorado,
proximate to the Northern Colorado Regional Airport
and with direct access to Interstate 25 via E.
Crossroads Boulevard.



A rare owner/user opportunity in a
purpose-built industrial flex
showroom building.

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The information contained within the following offering memorandum is exclusive and strictly confidential. No person, other than as provided for herein, has been authorized to give any information or to make any representations other than those contained in this memorandum in connection with the offer being made hereby, and if given or made, such information or representation must not be relied upon as having been authorized by Waypoint Real Estate, LLC.

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The information contained in this investment offering has been obtained from sources believed to be reliable. However, all potential buyers are responsible to take appropriate measures to verify all of the information set forth herein.

Contact Waypoint Real Estate, LLC, for any property showings or for more information.



TABLE OF CONTENTS

4 | Executive Summary

5 | Property Details

6 -10 | Floor Plans & Photos

CONTACT

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EXECUTIVE SUMMARY

THE OFFERING

Waypoint Real Estate is pleased to present an owner/user acquisition opportunity at **6002 Byrd Drive, Loveland, CO**, a 10,632 SF industrial flex showroom building offered for sale, with the ability to build long-term real estate equity in a purpose-built facility delivered vacant at closing.

Priced at \$2.95M for the building and adjoining industrial lot combined, the building is individually priced at \$2.65M with the industrial lot available separately at \$300K, providing flexibility for buyers seeking one or both assets.

The building features a main showroom complemented by a mezzanine level, office space offering a versatile multi-story configuration adaptable across industrial, warehouse, office, flex, and showroom uses. Tenant signage is available on the building exterior.

Situated along Byrd Drive in Loveland, Colorado, the property sits proximate to the Northern Colorado Regional Airport with direct access to Interstate 25 via E. Crossroads Boulevard.

INVESTMENT OVERVIEW

| | |
|---------------------|--|
| Building Sale Price | \$2,650,000 |
| Lot Sale Price | \$300,000 |
| Combined Price | \$2,950,000 |
| Acres | 0.78 Building Footprint and 0.76 for Industrial Lot |
| Zoned | Industrial |
| Total Building SF | 10,632 SF |



PROPERTY DETAILS

UTILITY PROVIDERS

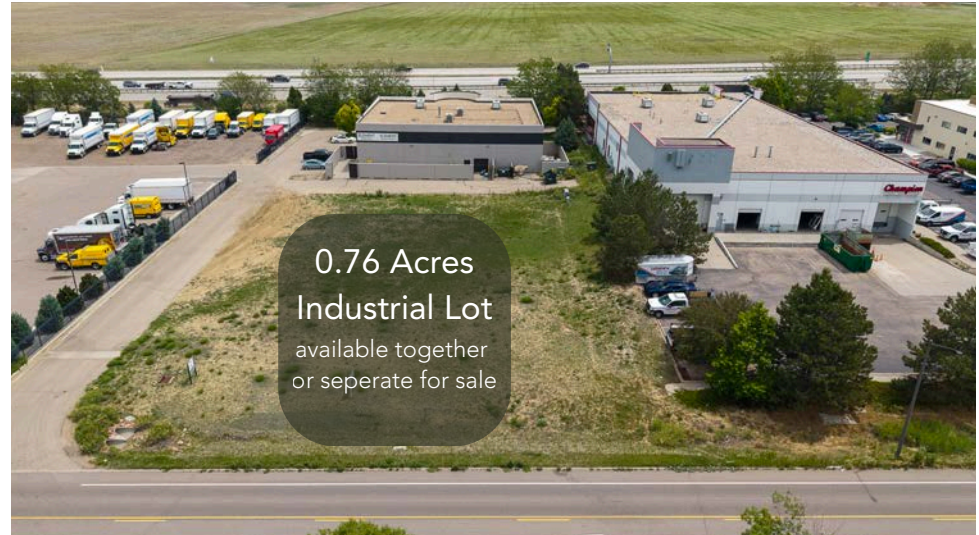
| | |
|----------|--|
| Electric | City of Loveland |
| Gas | Xcel |
| Water | Fort Collins - Loveland Water District |
| Sewer | Fort Collins - Loveland Water District |
| Trash | Ram Waste |
| Internet | Loveland Pulse |

BUILDING AMENITIES

| | | | |
|------------------|-----|------------------|-----|
| Building Signage | Yes | Monument Signage | Yes |
| Break Room(s) | Yes | Kitchenette | Yes |
| Showers | Yes | | |

CONSTRUCTION

| | |
|---------------------|-----------------------------------|
| Total Building Size | 10,632 (on 0.78 acres) |
| Clear Height | 22' Warehouse · 20' Showroom |
| Power | 3 Phase, 600 Amps |
| OH Doors | (2) 10'x8' and (1) 8'x8' |
| Structure | Tilt Up Concrete |
| Roof Type | Rock Ballasted EPDM |
| Heat Type | Forced Air |
| Air Conditioning | Yes |
| Industrial Lot | 0.76 (sold together or seperatly) |
| Parcel # | 8627324006 |
| Zoning | Industrial |



0.76 Acres
Industrial Lot
 available together
 or seperate for sale

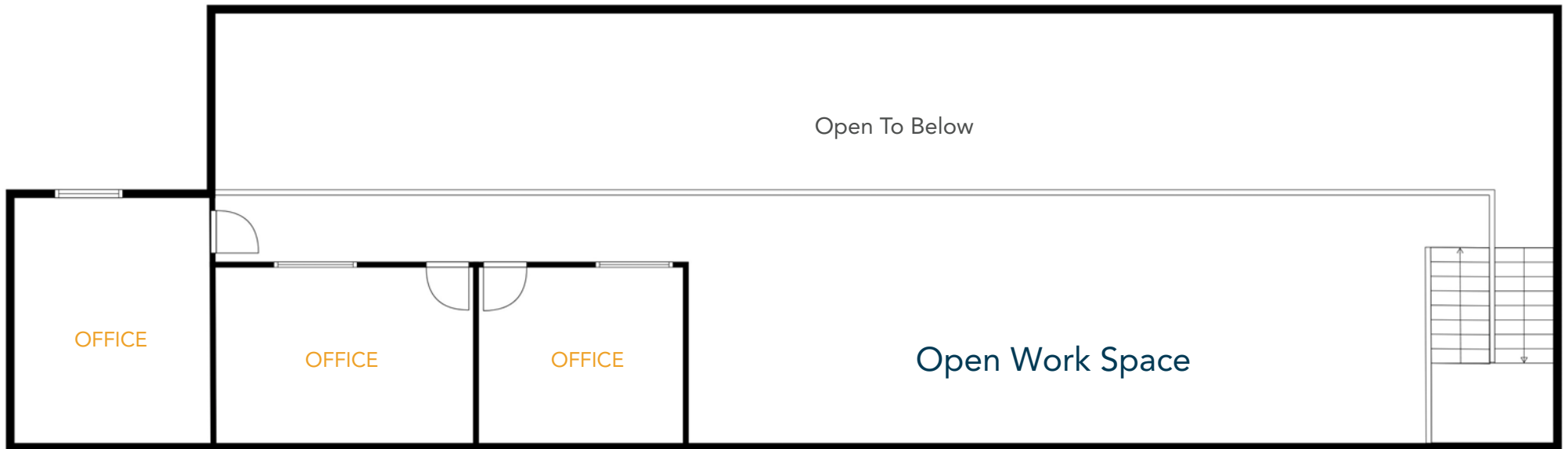
6002 Byrd Dr
Loveland, CO

 [Link to Google Maps](#)

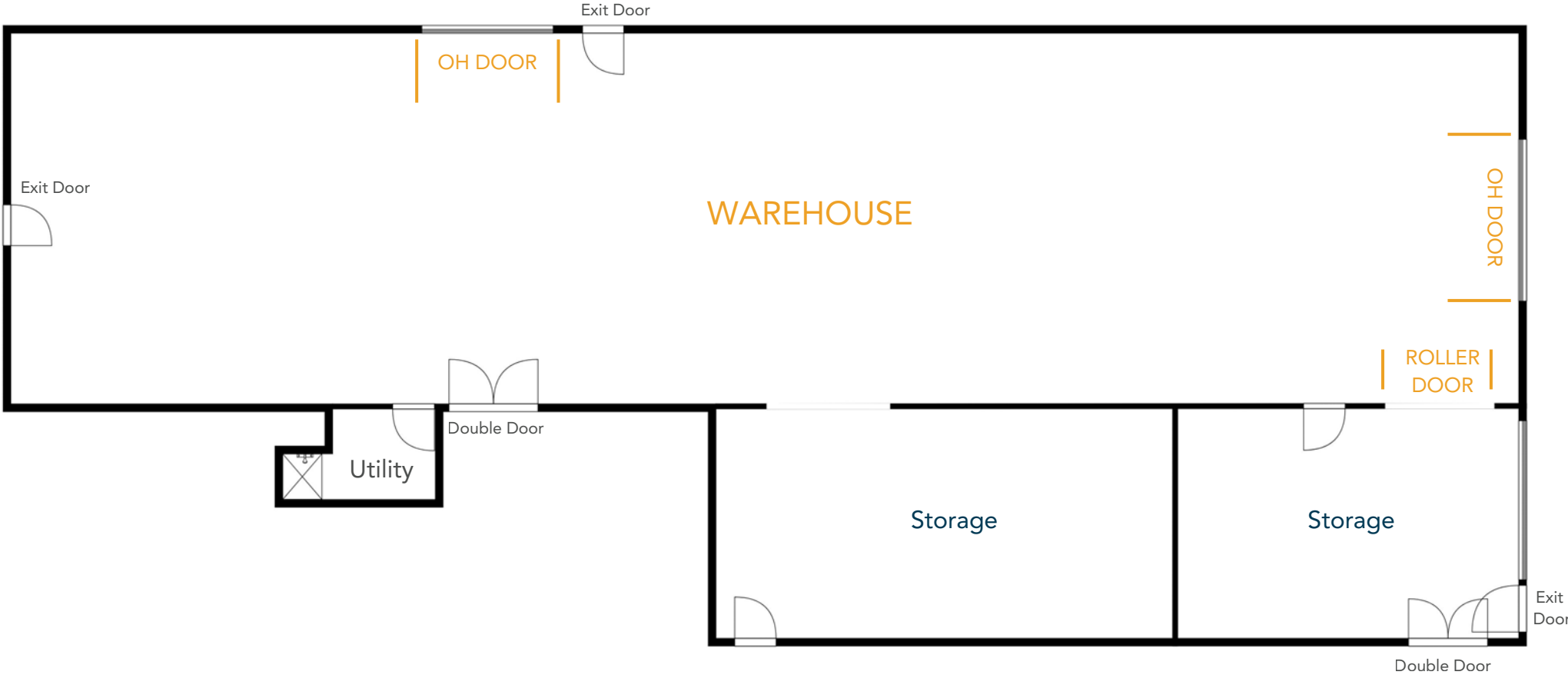
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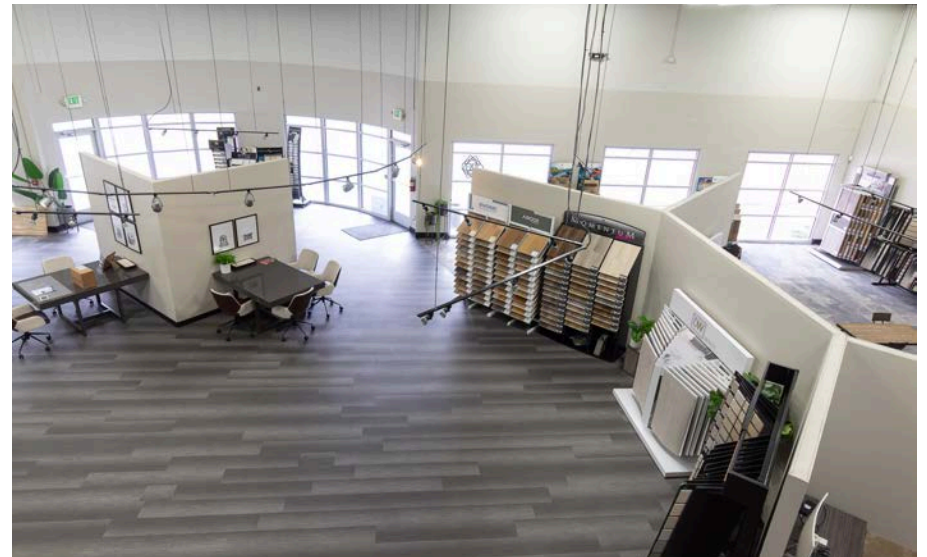
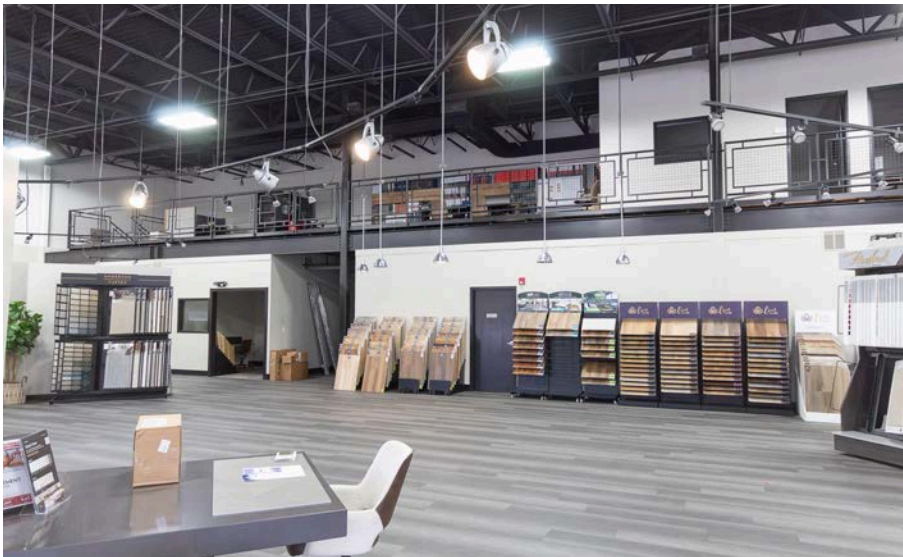
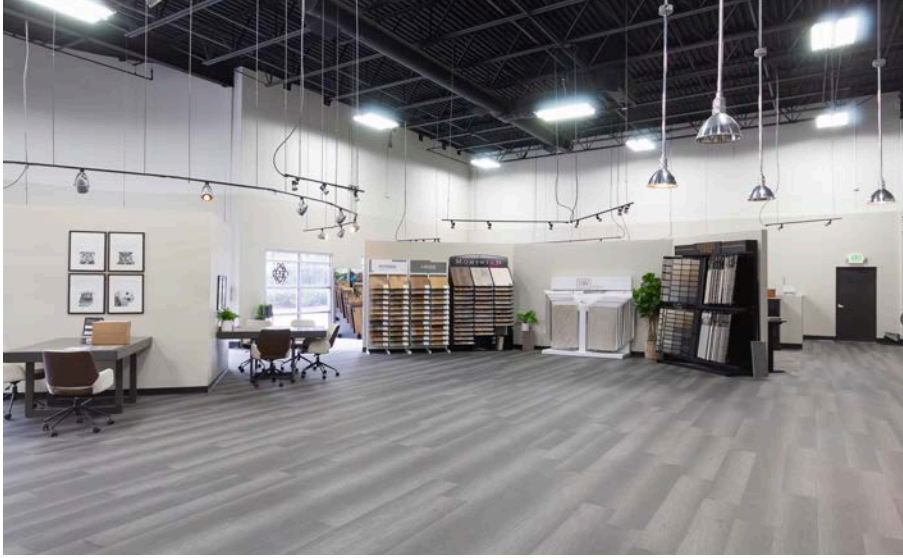
SHOWROOM | Floorplan



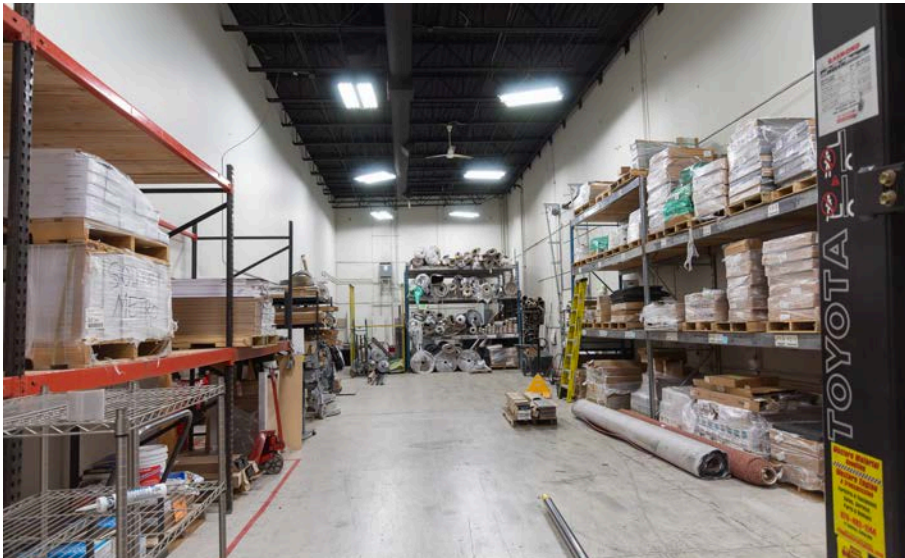
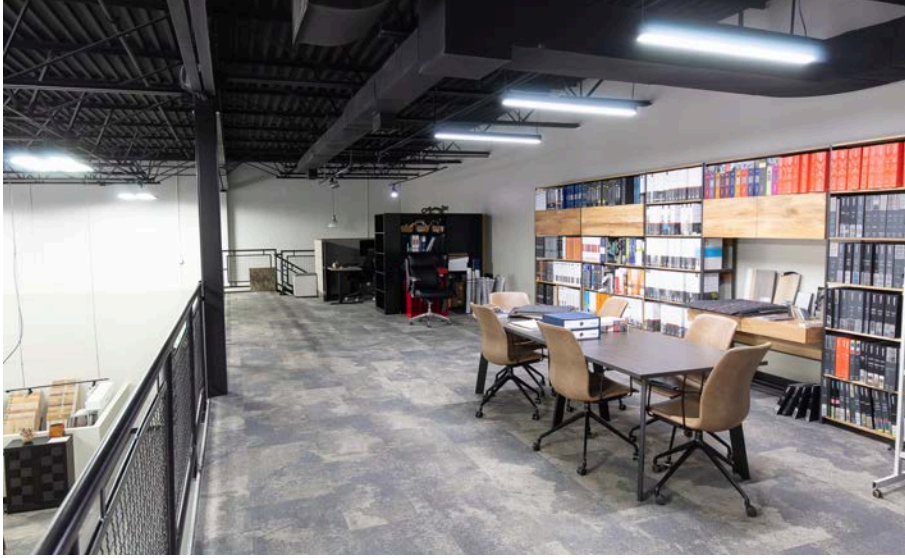


WAREHOUSE | Floorplan





PROPERTY PHOTOS - continued





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