



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



Building Sale Price: \$2,500,000
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 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.





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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 \$2.8M for the building and adjoining industrial lot combined, the building is individually priced at \$2.5M 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	\$2,500,000
Lot Sale Price	\$300,000
Combined Price	\$2,800,000
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



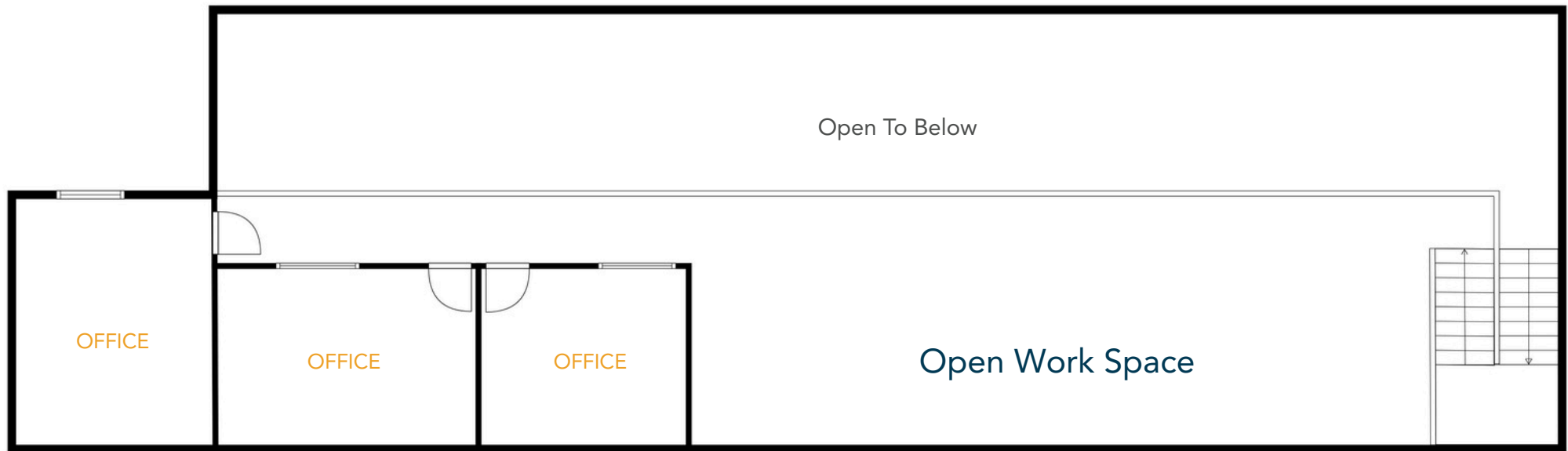
6002 Byrd Dr
Loveland, CO

 [Link to Google Maps](#)

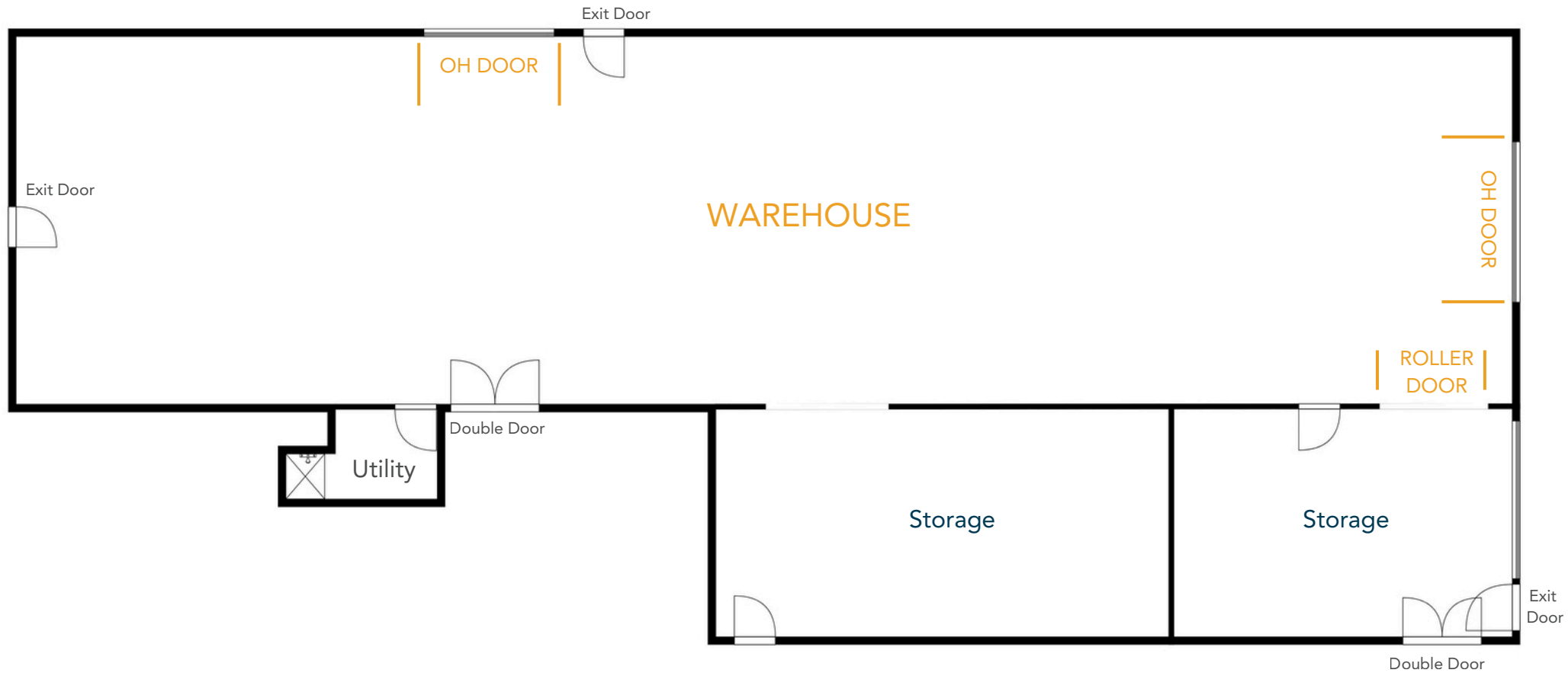
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SHOWROOM | Floorplan

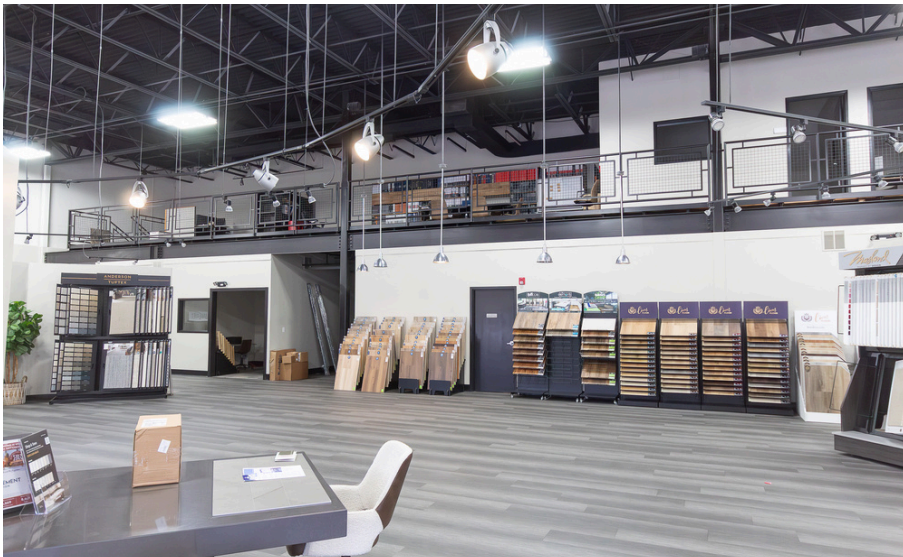
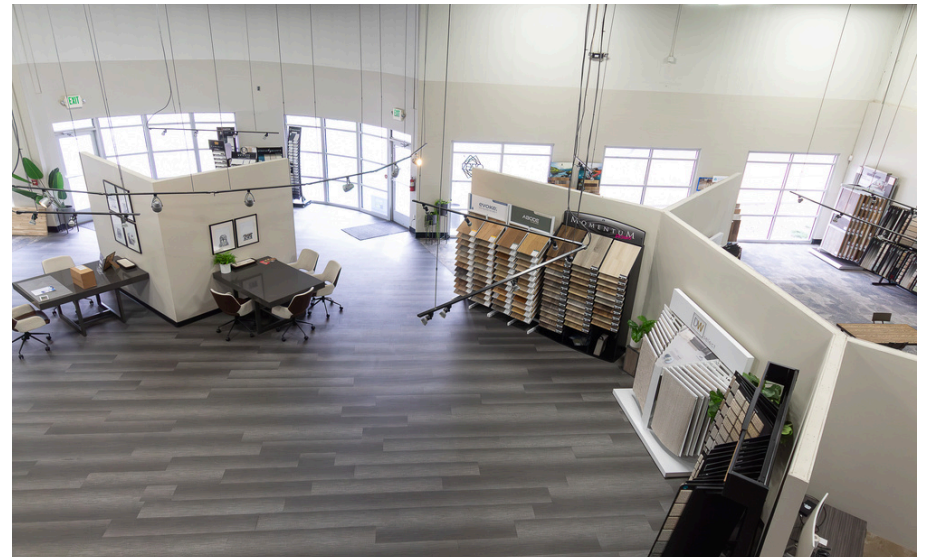




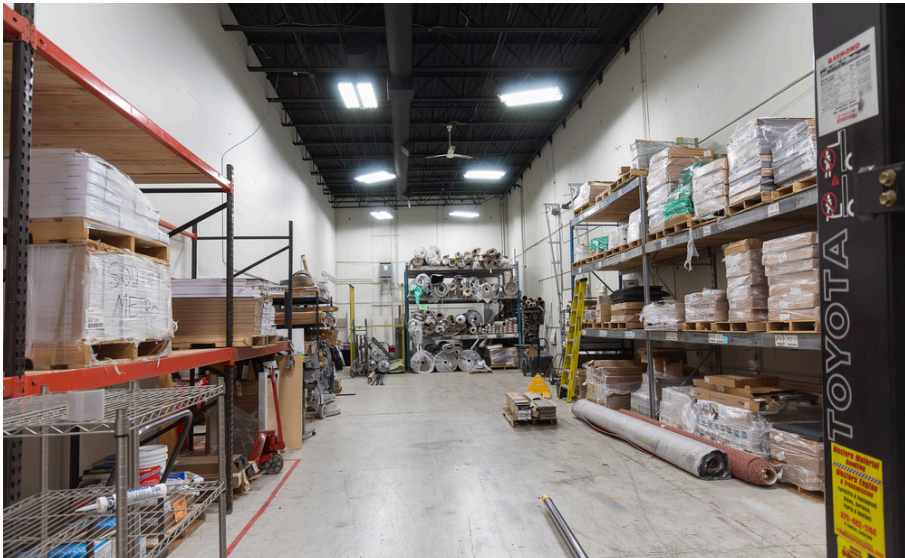
WAREHOUSE | Floorplan



PROPERTY PHOTOS

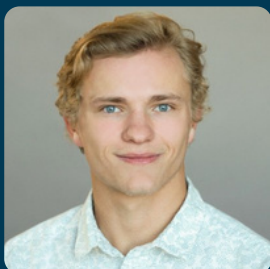


PROPERTY PHOTOS - continued





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