



FOR SALE – INDUSTRIAL WAREHOUSE

AIRPARK NORTH – 6987 Rickenbacker Rd, Loveland, CO 80538

Zoning	Industrial - DI
Sqft	36,000 SF
Clear Ht	20'6" - 28'3"
Power	120/208V, 3-P 600A
Parking	52
Loading	6 - 14'x14' Drive In 1 - Dock
Fire System	ESFR
Lot Size	4.02 Acre
YOC	2022

\$ 9,596,000
\$266/sf

Property Features

- Move-In Ready – Day 1 Occupancy
- Structural Mezzanine – Storage or Offices
- Office, Conference & Restrooms Complete – Zero Buildout Cost
- Flexible Multi-Tenant Layout – Split or Single User
- Outside Storage Yard
- Upgraded ESFR – Insurance-Favorable
- Amazon DEN9 – 2 Minutes Away
- I-25 Access – 3 Minutes to On-Ramp
- 25' Storage Ht – Rack-Ready Warehouse

 www.AlignCREA.com

BROKERAGE DISCLOSURE

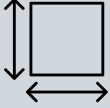


303-945-1335

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PROPERTY DETAILS

AREA



36,000 sqft

Total area

30,000 sqft

Warehouse

6,000 sqft

Mezzanine

25 ft

Max storage ht

20'6"-28'3"

Clear ht

Move-in Ready

Day 1 Occupancy

Zero Buildout Cost

Fully Permitted



Fire Suppression – ESFR

- 300 Victaulic V4702 pendants – K16.8 @ 35 PSI
- 25 ft high-piled storage – no in-rack sprinklers needed
- 1,452+ GPM · new 8" fire line · LFRA approved
- Fully sprinklered – warehouse, mezzanine & offices



HVAC

- Carrier RTU – 1,990 CFM, 15.2 SEER, 100% economizer
- 6 Carrier fan coil units – zone control per office
- 9 Reznor gas unit heaters – high efficiency
- Restroom exhaust + motorized warehouse supply louver



Site & Access

- 4.027-acre lot – Airpark North Second Subdivision
- 52 parking spaces including 4 ADA stalls
- Adjacent to Northern Colorado Regional Airport
- Direct I-25 access – 3 min to on-ramp via E County Rd 30



Permits & Compliance



Electrical & Mechanical

- Dual service panels (A & B) – 120/208V, 3-phase, 600A
- Multiple gas unit heaters throughout warehouse
- Occupancy-sensor lighting – 2021 Energy Code
- Expansion capacity
- 90-min emergency lighting + powered overhead doors



Space Layout

- Open warehouse + cage storage + 6,000 sf mezzanine
- 6+ private offices, conference room, break/kitchen
- Full restroom facilities – men's, women's & service sink
- Loading dock – new apron, retaining walls & drainage (2024)



Zoning & Use

- Industrial (DI) Zoning
- Warehouse, Distribution & Manufacturing Uses
- Airport-Compatible Location
- I-25 & Regional Access
- Airpark North Business Park

NFPA 13 & 24

IBC / IFC 2018

LFRA approved

2021 Energy Code

Loading Dock BP-23-03489

3 min

to I-25

2 min

to Amazon DEN9

\$266

per SF

2022

year built

6

drive-in doors

1

loading dock

Exterior Property Photos



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[WATCH DRONE VIDEO HERE](#)



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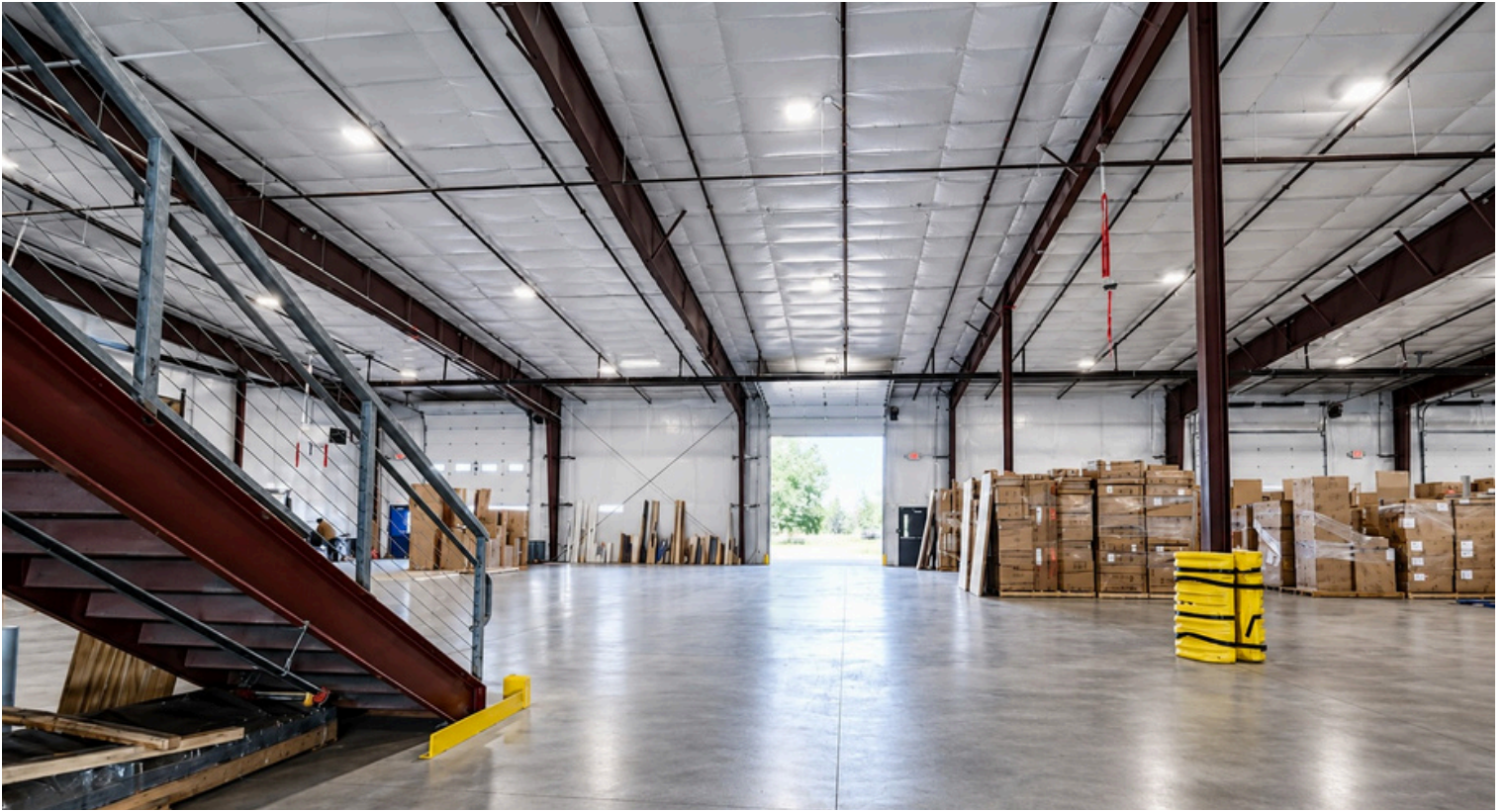
Exterior Property Photos



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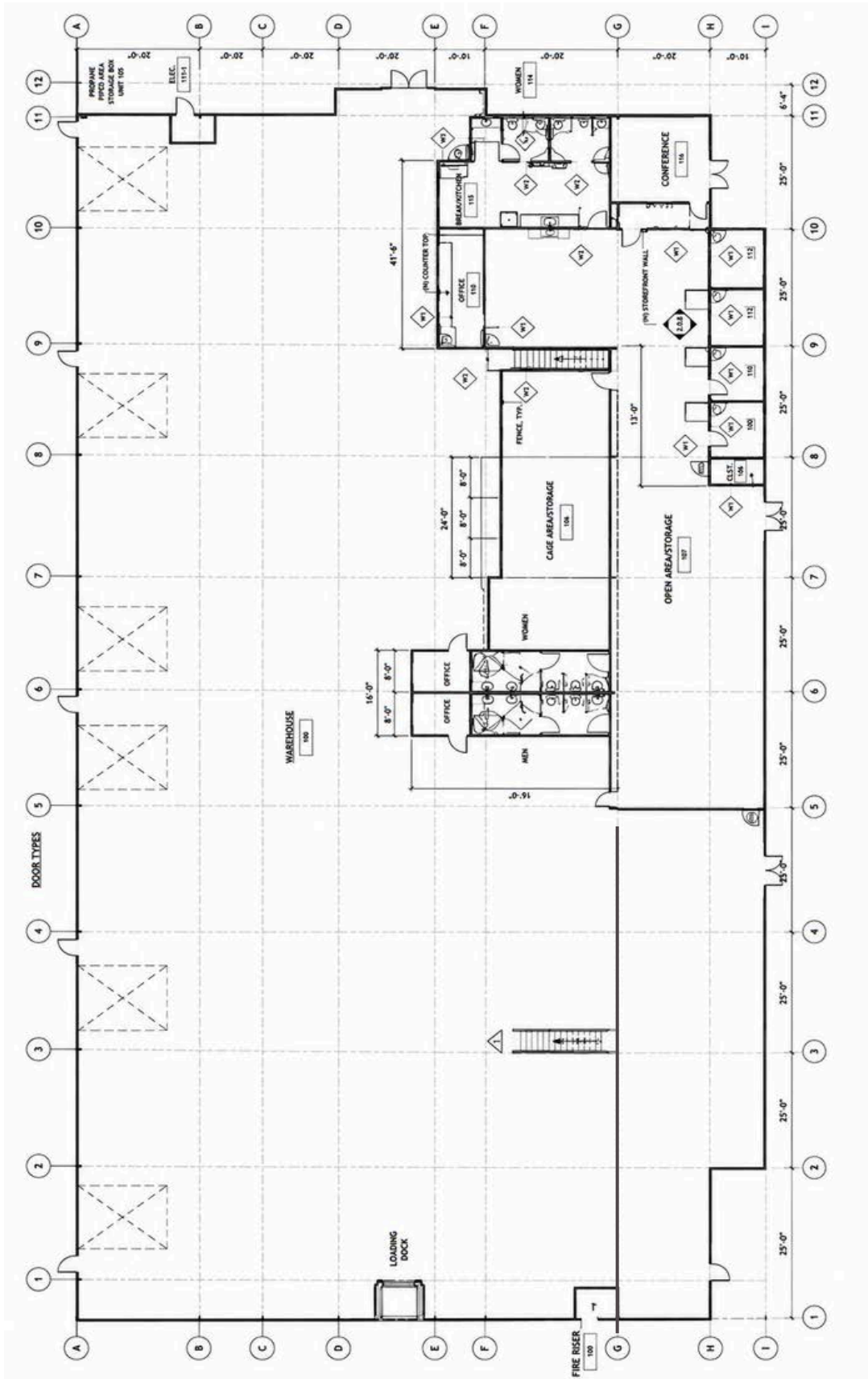
Warehouse Property Photos



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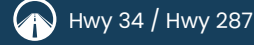
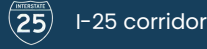
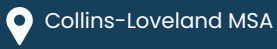
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GROUND FLOOR PLAN



Northern Colorado Industrial Market

Loveland / Fort Collins Corridor - Airpark North submarket



Loveland Amazon DEN 9 Fulfillment Center

6425 Byrd Drive, Loveland, Colorado



FACILITY SIZE

3.5 M
sqft

SITE AREA

152
acres

INITIAL JOBS

1000+
employees

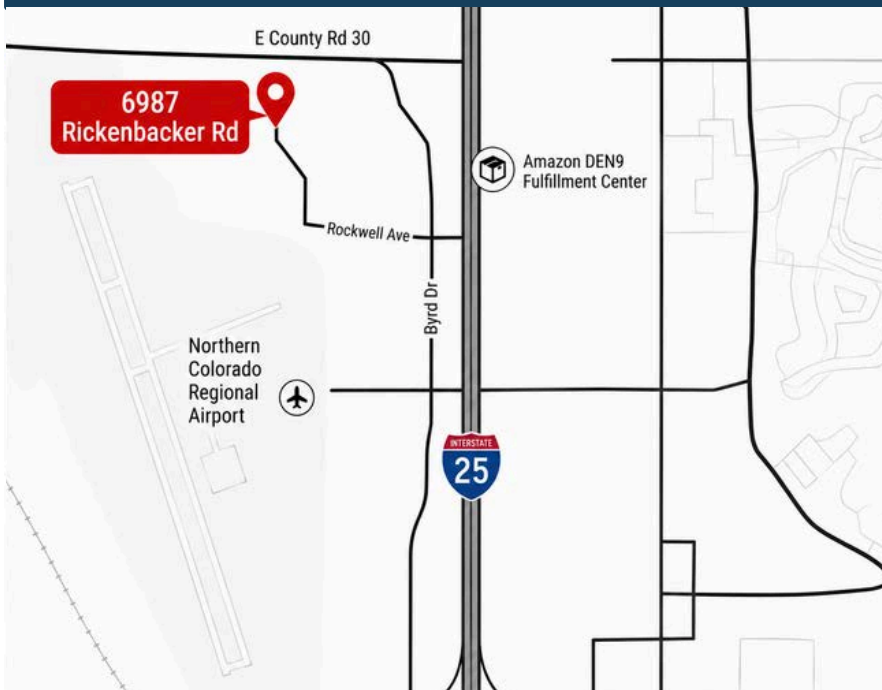
LONG-TERM POTENTIAL

up to **3,000**
jobs

PRODUCT FOCUS

Consumer goods under 50 lbs

LOCATION ADVANTAGE



Immediate access to I-25 & County Road 30



Minutes from Northern Colorado Regional Airport



Located in the Airpark North industrial corridor

ECONOMIC REGIONAL SNAPSHOT



Larimer Co GDP

\$22B

2023 — doubled since 2001



Colorado GDP growth

2.9%

Projected 2024, vs. 2.1% national



CO industrial sector

\$30B+

Annual economic contribution



NoCo industrial vacancy

3.9%

Demand outpacing supply

5-MILE & 10-MILE DEMOGRAPHIC REPORT

KEY DEMOGRAPHICS & MARKET INSIGHTS



POPULATION OVERVIEW



Strong and growing population base with steady household growth and an educated, affluent community.

5-MILE RADIUS

2025 Population
107,106

2030 Projected Population
112,431

Annual Growth (2020-2025)
1.9%

Median Age
39.5

Bachelor's Degree or Higher
51%

10-MILE RADIUS

2025 Population
348,435

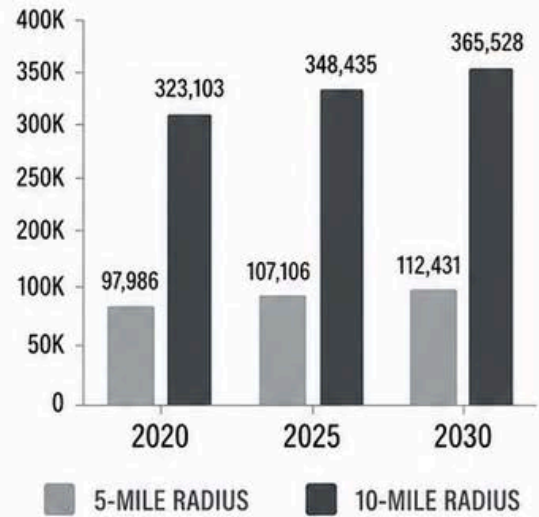
2030 Projected Population
365,528

Annual Growth (2020-2025)
1.6%

Median Age
36.5

Bachelor's Degree or Higher
47%

POPULATION GROWTH



The 5-mile radius is projected to grow by 5,325 residents (4.9%) by 2030.



HOUSEHOLDS

5-MILE 10-MILE

2025 Households 41,495 137,157

2030 Projected Households 43,551 144,011

Average Household Size 2.5 2.4

Owner Occupied Households 30,351 (70%) 89,299 (65%)

Renter Occupied Households 13,200 (30%) 54,712 (35%)



INCOME

5-MILE 10-MILE

Average Household Income \$134,627 \$115,843

Median Household Income \$107,742 \$92,163

Households Earning \$200K+ 8,038 18,577



HOUSING

5-MILE 10-MILE

Median Home Value \$644,677 \$600,808

Median Year Built 2003 1996



Owner Occupied (5-MILE)



Owner Occupied (10-MILE)

Demographics



EMPLOYMENT SNAPSHOT

5-MILE RADIUS



Total Daytime
Employment
58,308

TOP INDUSTRIES

- Education & Health Services
- Professional & Business Services
- Manufacturing
- Trade, Transportation & Utilities



Total Businesses
7,219

10-MILE RADIUS



Total Daytime
Employment
170,270

TOP INDUSTRIES

- Education & Health Services
- Professional & Business Services
- Manufacturing
- Trade, Transportation & Utilities



Total Businesses
20,672



CONSUMER SPENDING (2025)

5-MILE RADIUS

TOTAL CONSUMER SPENDING
\$1.67 BILLION



Food & Alcohol **\$427.8 Million**



Transportation &
Maintenance **\$422.6 Million**



Entertainment,
Hobbies & Pets **\$251.3 Million**

10-MILE RADIUS

TOTAL CONSUMER SPENDING
\$5.06 BILLION



Food & Alcohol **\$1.31 Billion**



Transportation &
Maintenance **\$1.31 Billion**



Entertainment,
Hobbies & Pets **\$765.8 Million**



High levels of consumer spending across key categories support a strong retail and service market.



TRAFFIC COUNTS (VPD)

BOYD LAKE AVE

 **5,319**
VPD

NW FRONTAGE RD

 **6,194**
VPD


COUNTY ROAD 30 CORRIDOR


 **3,700 – 4,300**
VPD


6987 Rickenbacker Rd, Loveland, CO 80538



6987
Rickenbacker Rd


 Northern Colorado
Regional Airport

 Amazon
Distribution Center


 Amazon DEN9
Fulfillment Center


 AmericInn by Wyndham
Windsor Ft. Collins

 Windsor
Highlands Park


 Highland Meadows
Golf Course




 Blue FCU Arena

 The Ranch Events
Complex

 Embassy Suites by
Hilton Loveland

 Walmart
Distribution Center

 In-N-Out Burger



I-25 3 min