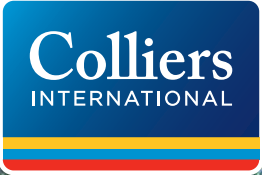


FOR SUBLEASE > STAND ALONE MANUFACTURING BUILDING

# 380 West 37th Street

LOVELAND, COLORADO 80537



## Property Overview

> Building Size:	169,816 SF	> Office:	±42,000 SF
> Rate:	\$5.95/SF NNN	> Power:	1500 KVA transformer with 2,000A 480/277V
> Site Size:	±14.92 AC		3000 KVA transformer with 4,000A 480/277V
> Clear Height:	Varies, ±20'–30'	> County:	Larimer
> Sublease Term:	July 31, 2022	> Year Built:	1986
> Loading:	Dock and Drive-In	> Year Remodeled:	1990
> Zoning:	B-Developing Business	> Taxes (2016):	\$187,174
> Rail:	West side of the building backs to a BNSF rail line with a spur and rail loading dock to the building		

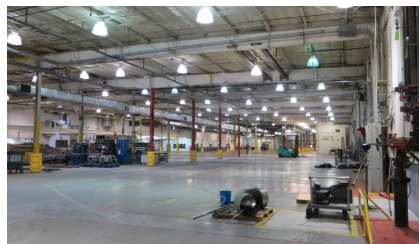
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> **SITE PLAN**



**LOCATION SUMMARY**

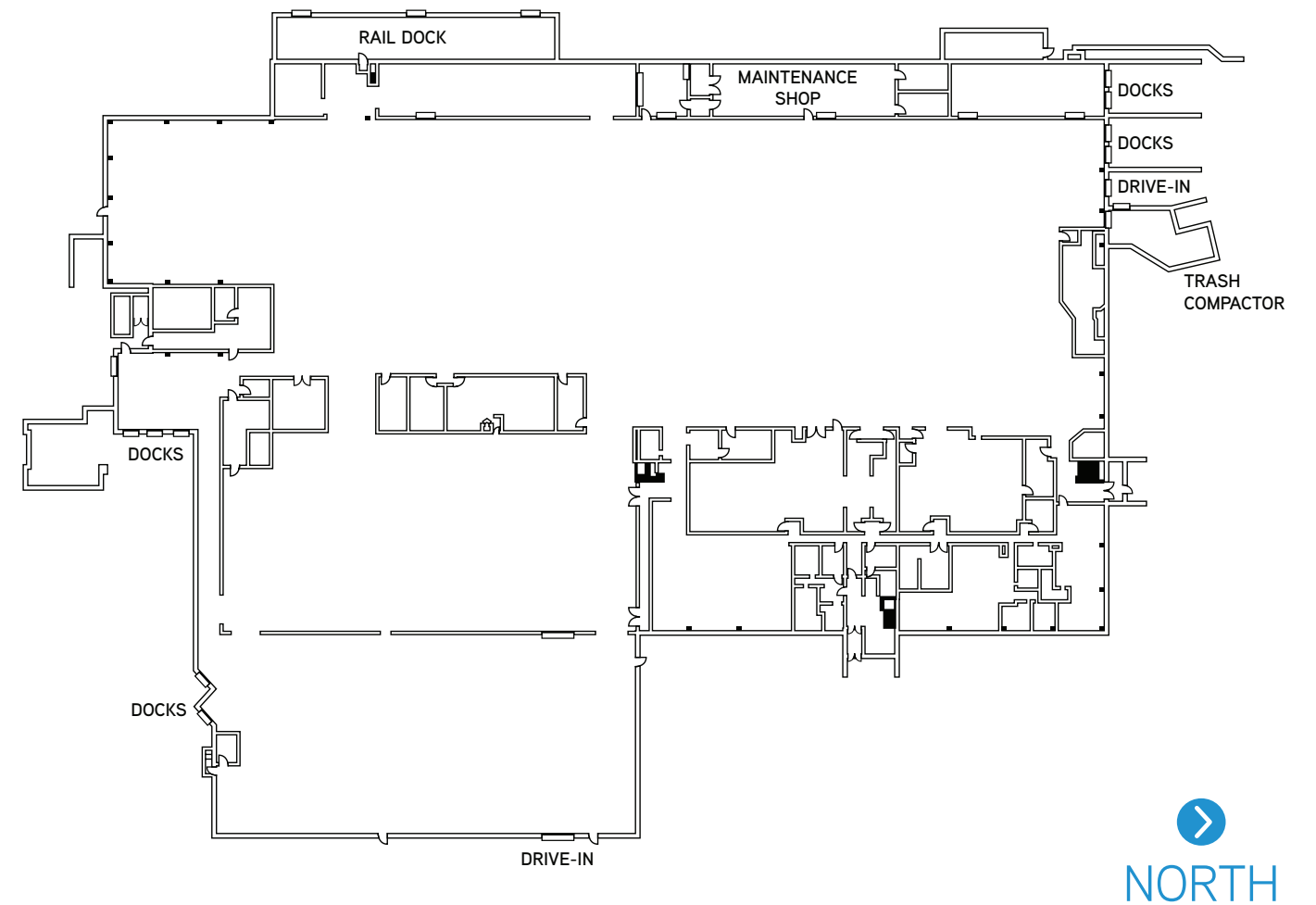
LOVELAND, COLORADO

The subject property is located in Loveland, Colorado. The City was founded in 1877 and was initially dependent upon agriculture. Loveland has aggressively expanded its boundaries over the years to embrace I-25, the major interstate running north and south through Colorado. The economy has diversified substantially since the mid 1900's with the arrival of manufacturing and commercial enterprises. This beautiful, growing community is located approximately 45 miles north of Denver, and 12 miles south of Fort Collins. With a population of close to 80,000, Loveland is the second most populous city in Larimer County.

NORTHERN COLORADO

The Northern Colorado region is located along the Front Range and consists of both Larimer and Weld Counties. Together, these two counties account for over 60 unique communities and a population of more than 600,000 people. The majority of the region's development occurs in the cities of Fort Collins, Greeley and Loveland. The region is home to three major universities, the second largest workforce in Colorado, and an array of hi-tech employers. Access to DIA, I-25 and rail transportation makes Northern Colorado extremely attractive to business.

> **FIRST FLOOR**



> **SECOND FLOOR OFFICE**

