AVAILABLE FOR LEASE

10,800 - 22,600 SF AVAILABLE | BUILT TO SUIT

MOUNTAIN PACIFIC BUSINESS PARK

LOVELAND, COLORADO 80538

CUSHMAN & WAKEFIELD



Mountain Pacific Business Park is a centrally located business park on Highway 287 with great access to both Fort Collins and Loveland across from a Walmart Supercenter. Flexible design allows for multiple uses including but not limited to office, warehouse, showroom, etc. Larger users can be accommodated at Mountain Pacific Business Park with a build-to-suit opportunity. 153 Total parking spaces are available.

AVAILABILITIES

BUILDING	TOTAL SF	MINIMUM DIVISIBLE	DRIVE-IN DOORS
A	14,400*	Leased	8
B	10,800*	Leased	7
C	10,800*	TBD	TBD
D	10,800*	TBD	TBD

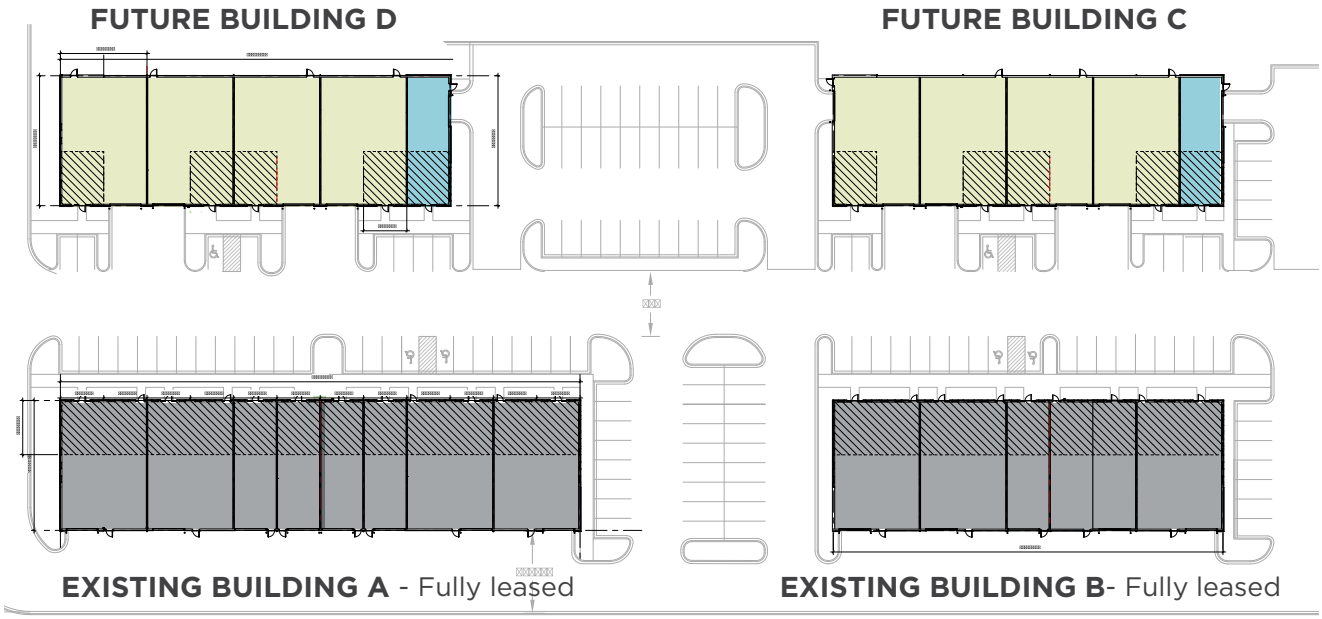


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SITE PLAN

±1,200 SF ±2,400 SF MEZZANINE AREAS

(2) EXISTING BUILDINGS
(2) FUTURE BUILDINGS



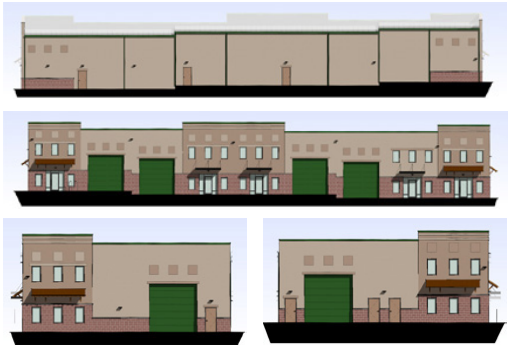
EXISTING BUILDING A: 14,400 SF | Fully leased



EXISTING BUILDING B: 10,800 SF | Fully leased



FUTURE BUILDING C: 10,800 SF
MEZZANINE OPTION: 2,500 SF



FUTURE BUILDING D: 10,800 SF
MEZZANINE OPTION: 2,500 SF





Demographics	CoStar, 2025		
	1 Mile	33 Mile	5 Mile
2025 Population	17,206	112,216	341,364
2030 Population Projection	18,378	116,961	365,275
Avgerage Household Income	$117,909	$120,514	$114,183

CUSHMAN & WAKEFIELD

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