

MOUNTAIN PACIFIC BUSINESS PARK

LOVELAND, COLORADO 80538

NEW CONSTRUCTION

1,200 - 10,800 SF AVAILABLE
LEASE RATE: \$12.00 - \$14.00/SF NNN
NNN: \$3.50/SF (ESTIMATED)

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	FULLY LEASED (14,400 SF)		
B	10,800*	1,200	5
C	10,800*	1,200	6
D	10,800*	1,200	5

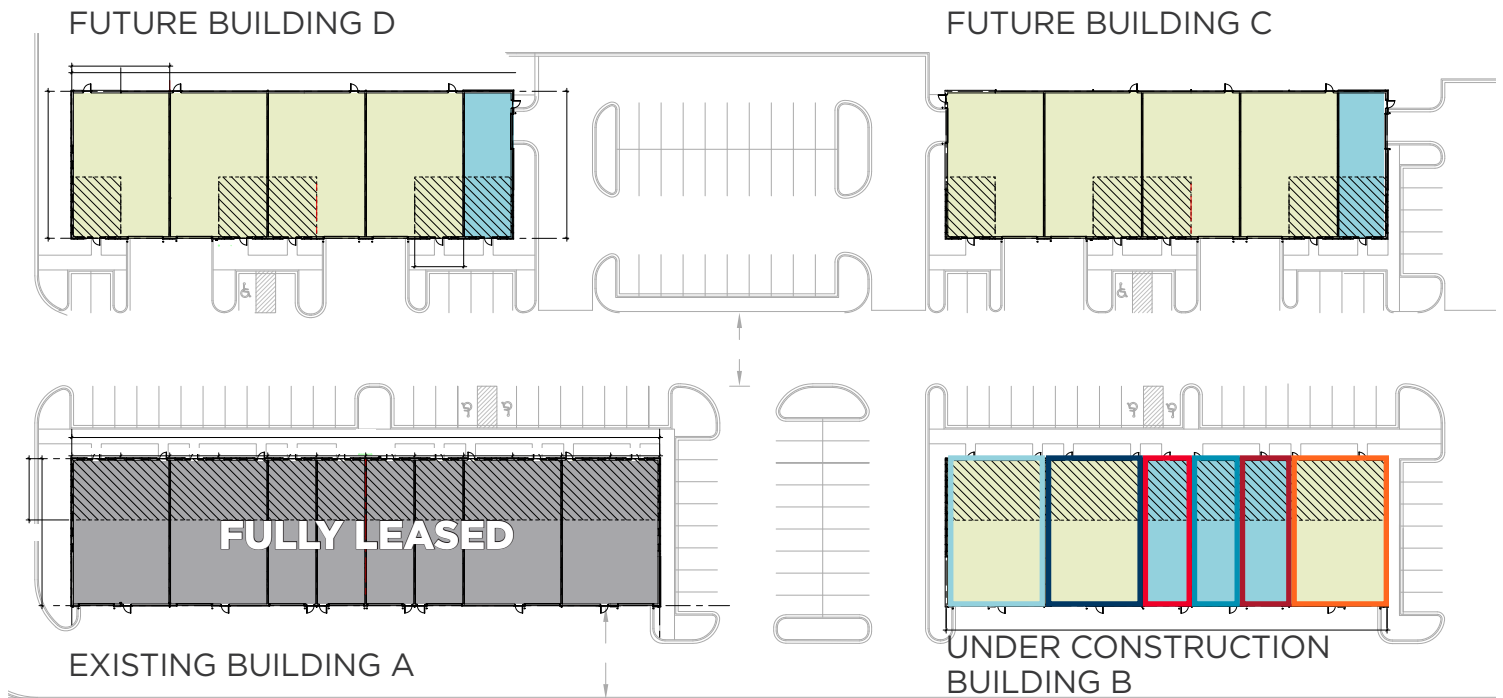
*Mezzanine options available



SITE PLAN

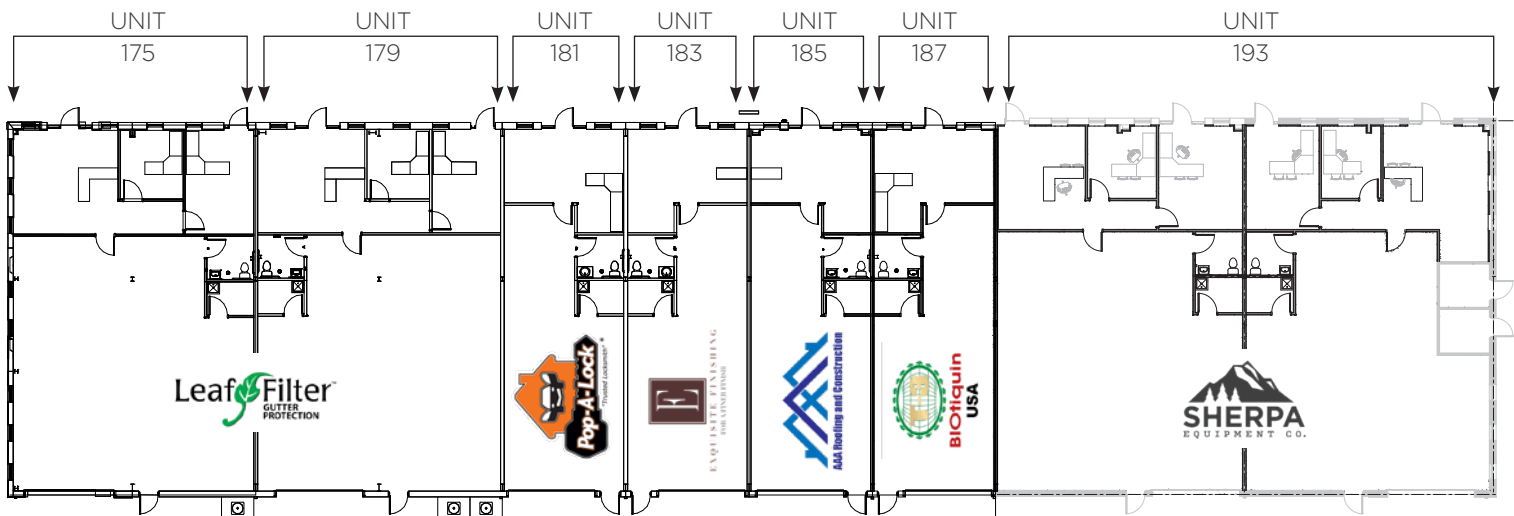
- (1) EXISTING BUILDING
- (1) BUILDING UNDER CONSTRUCTION
- (2) FUTURE BUILDINGS

±1,200 SF ±2,400 SF MEZZANINE AREAS

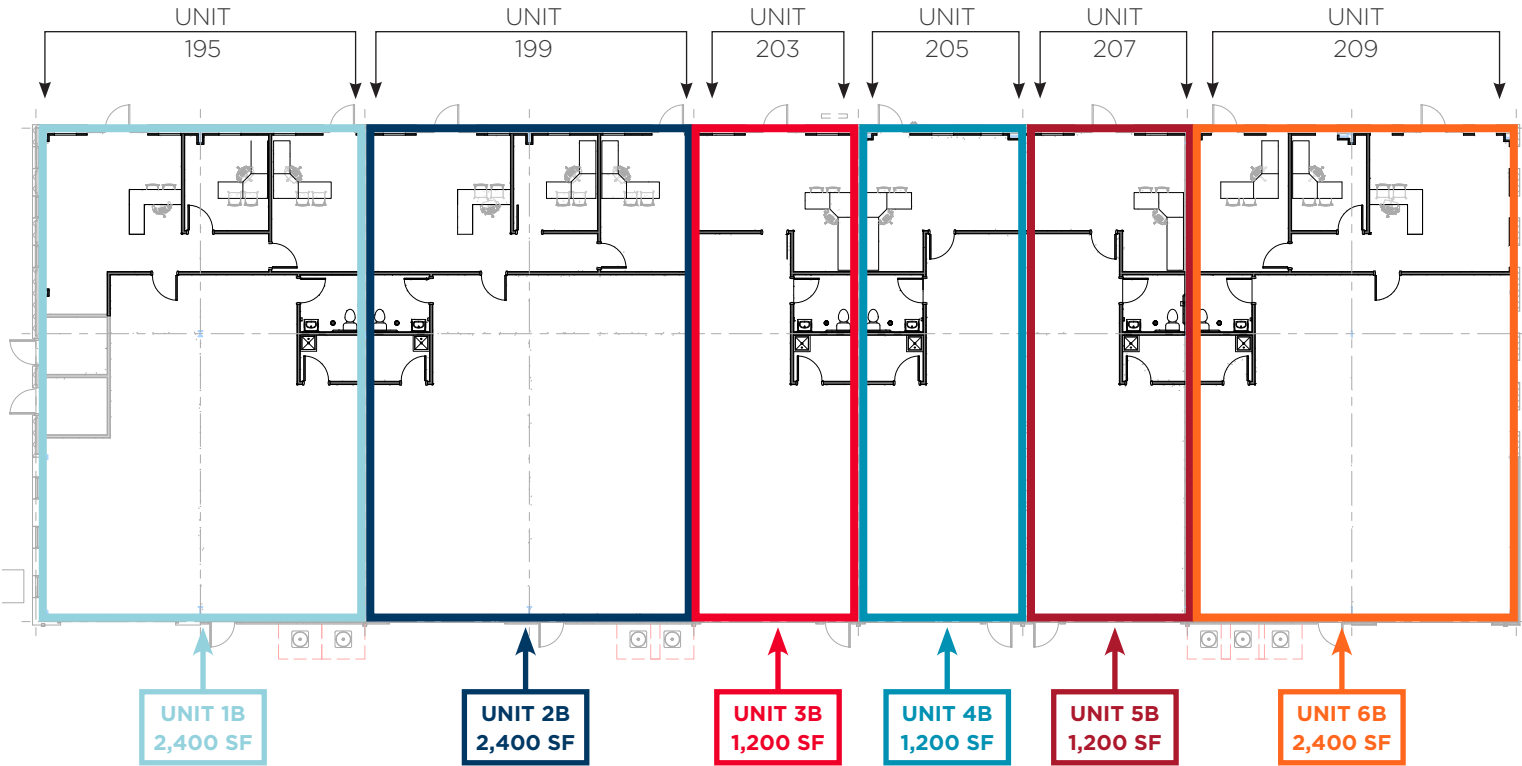


EXISTING BUILDING A | FLOOR PLAN

FULLY LEASED



UNDER CONSTRUCTION BUILDING B: | FLOOR PLAN 6 UNITS AVAILABLE



EXISTING BUILDING A: 14,400 SF
MEZZANINE OPTION: 6,000 SF



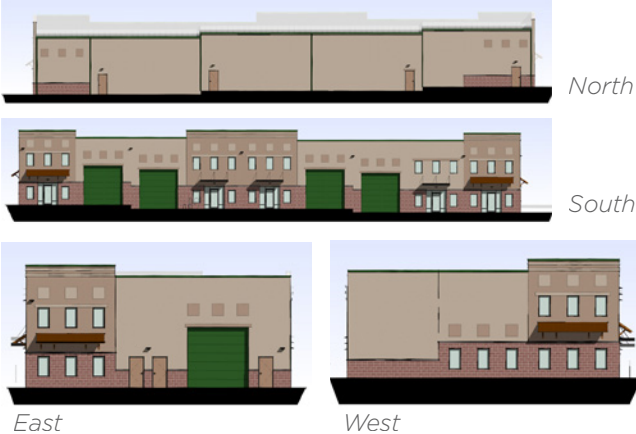
UNDER CONSTRUCTION BUILDING B: 10,800 SF
MEZZANINE OPTION: 4,500 SF



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

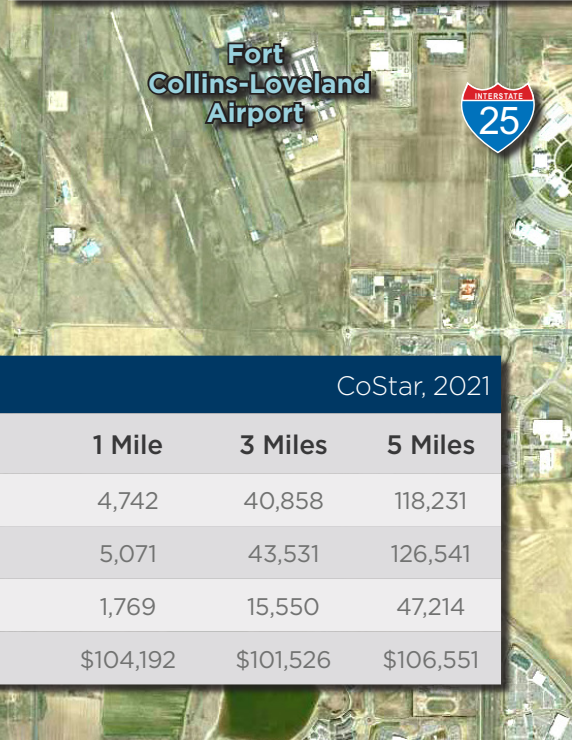
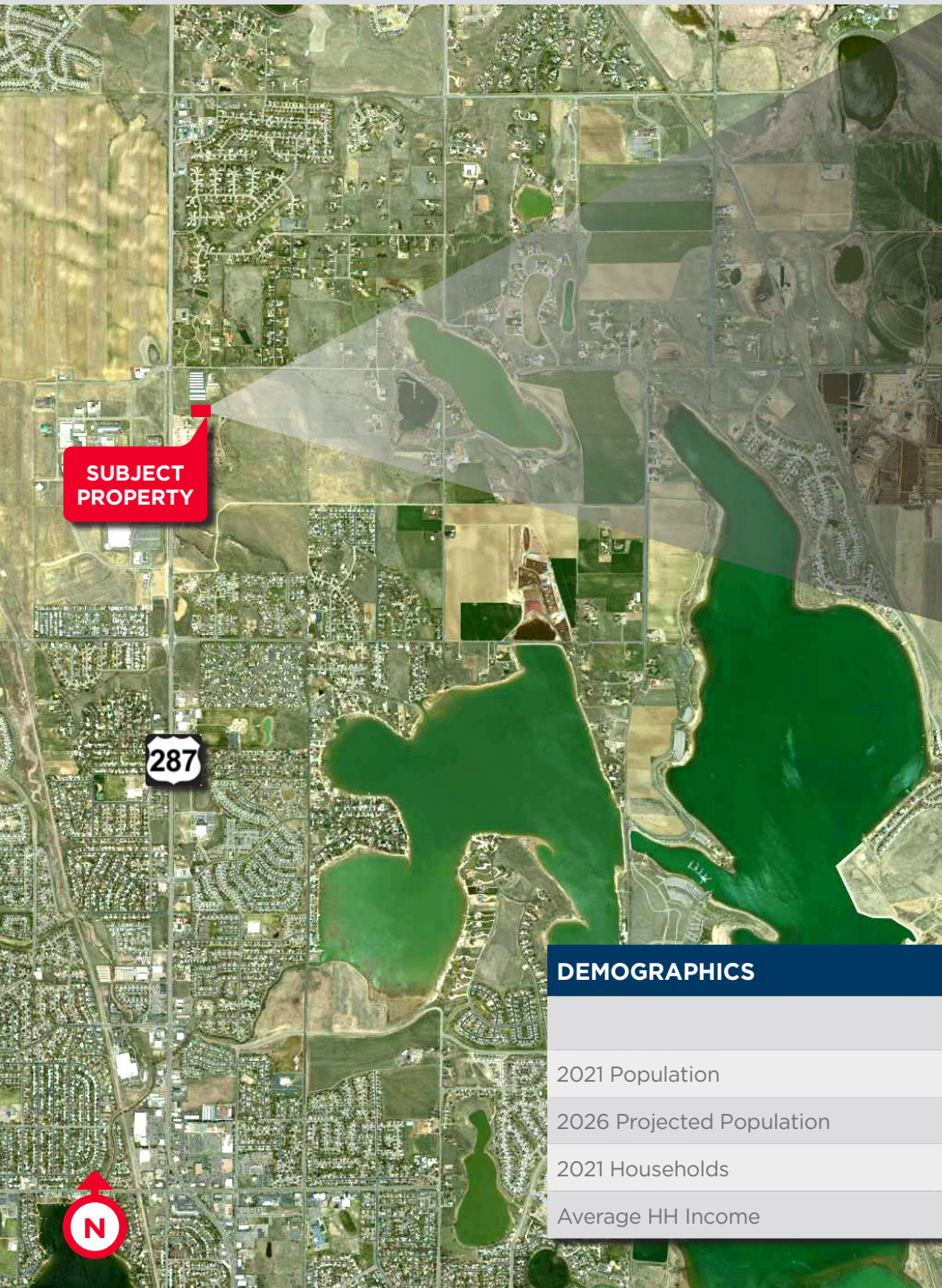


FUTURE BUILDING D: 10,800 SF
MEZZANINE OPTION: 2,500 SF



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DEMOGRAPHICS

CoStar, 2021

	1 Mile	3 Miles	5 Miles
2021 Population	4,742	40,858	118,231
2026 Projected Population	5,071	43,531	126,541
2021 Households	1,769	15,550	47,214
Average HH Income	\$104,192	\$101,526	\$106,551

For more information, please contact:

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