

MOUNTAIN PACIFIC BUSINESS PARK

LOVELAND, COLORADO 80538



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
А	FULLY LEASED (14,400 SF)		
В	10,800*	1,200	5
С	10,800*	1,200	6
D	10,800*	1,200	5

^{*}Mezzanine options available





MOUNTAIN PACIFIC BUSINESS PARK

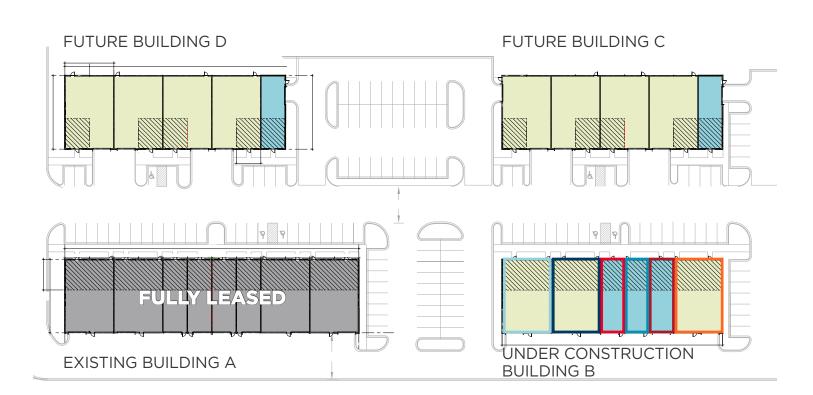
±1,200 SF

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±2,400 SF MEZZANINE AREAS

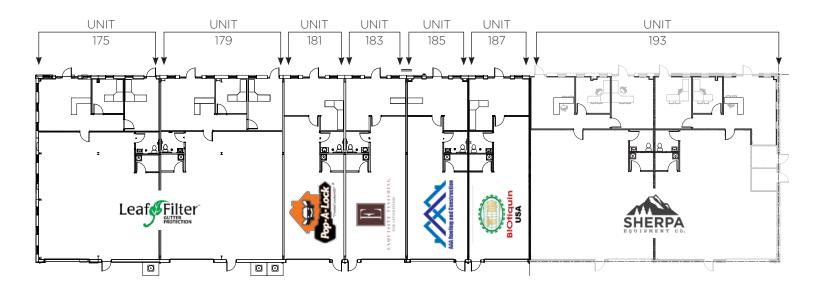
SITE PLAN

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



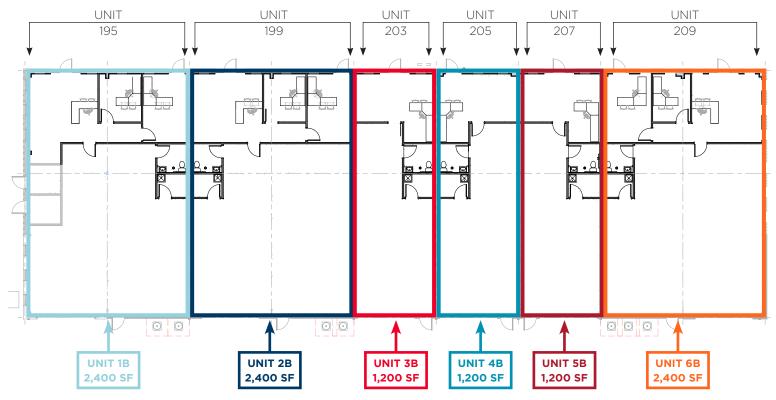
EXISTING BUILDING A | FLOOR PLAN

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

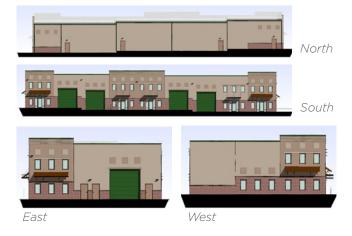
MEZZANINE OPTION: 4,500 SF



FUTURE BUILDING C: 10,800 SF MEZZANINE OPTION: 2.500 SF



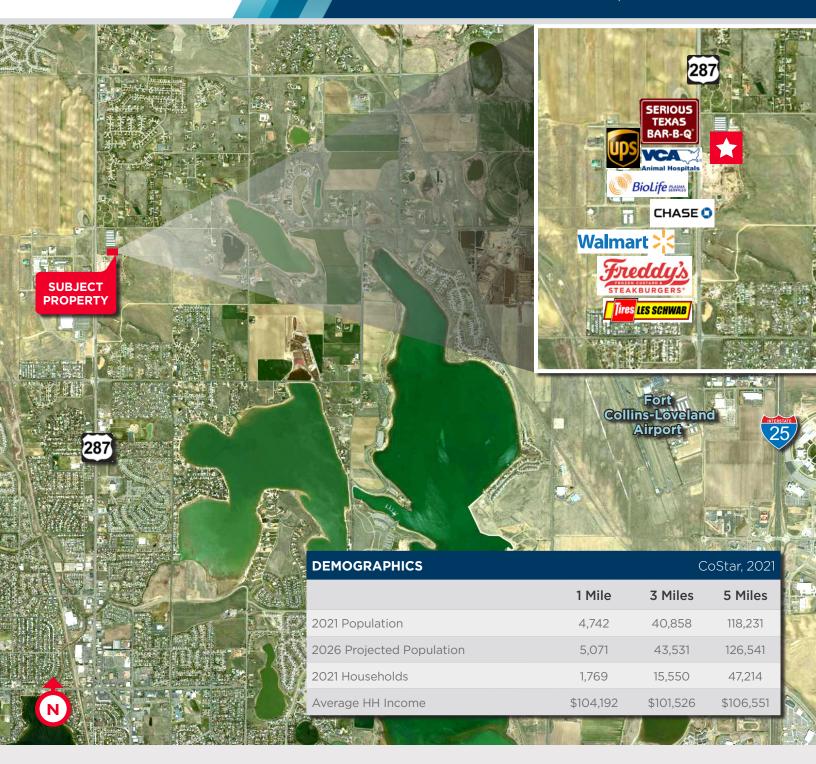
FUTURE BUILDING D: 10,800 SF MEZZANINE OPTION: 2,500 SF





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For more information, please contact:

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