

FOR SALE

3955 PERALTA DRIVE
LOVELAND, CO 80538



INTERSTATE-25 LOT FOR SALE IN LOVELAND

1.44 ACRES AVAILABLE

SALE PRICE: \$1,227,974 (\$19.50/SF)

This lot is located off Crossroads Boulevard just east of I-25 in Northern Colorado. Utilities are to the lot line and the Developing Industrial zoning allows for a variety of potential users. The site is visible from I-25 which has traffic counts of approximately 85,000 VPD. Additional land may be available through potential assemblage with adjacent lot owners.

Please contact the listing brokers for additional information.

PROPERTY DETAILS

Zoning	Developing Industrial
Electric	City of Loveland
Water/Sewer	Loveland Fort Collins Water District
Gas	Xcel Energy

PROPERTY HIGHLIGHTS

- Excellent visibility from I-25
- I-25 Traffic count: 85,000 vehicles per day
- Minutes from Blue Arena and many other businesses

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