

NOCO REGIONAL AIRPORT INDUSTRIAL CENTER

2,500 SF INDUSTRIAL/FLEX CONDO

(PLUS 800 SF UNFINISHED MEZZANINE STORAGE)
LEASE RATE: \$12.50/SF | NNN: \$4.05/SF

Positioned between I-25 and the NOCO Regional Airport, this well-maintained 2,500 SF industrial flex unit offers a versatile layout ideal for a variety of business needs. The space includes a warehouse with 16' to 18' clear height, a functional mezzanine, and an office area complete with a reception space, 3 private offices and a restroom with shower.

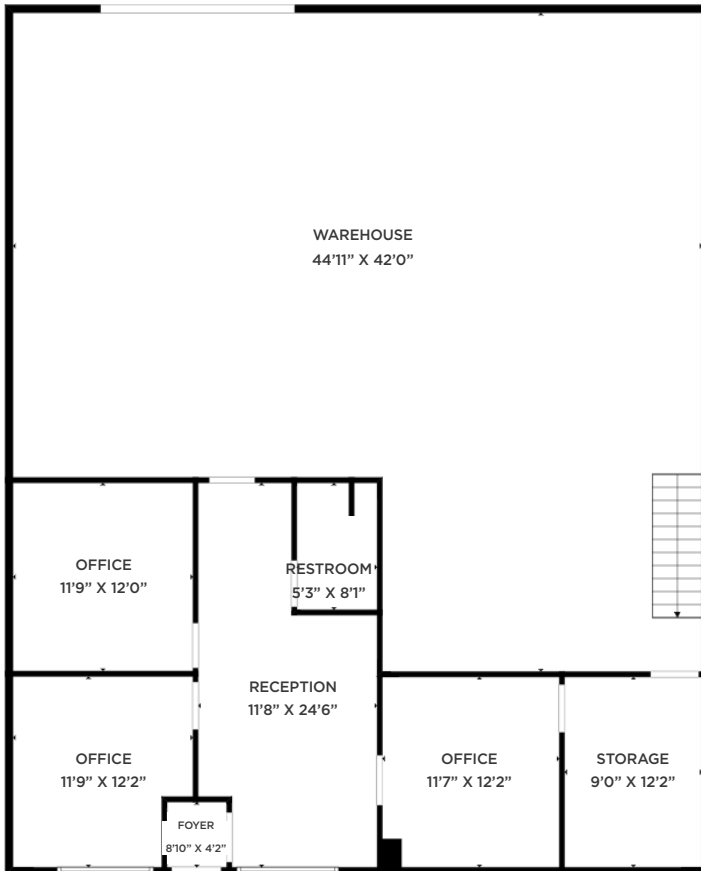
Access is seamless with a 12' x 14' overhead door and **dock-high to grade-level loading capabilities**. Located within the Airport Condos Park, the property benefits from a professional setting and excellent infrastructure. Just one mile from the I-25/Crossroads Boulevard interchange, this location provides outstanding connectivity for logistics, clients, and employees alike.

PROPERTY FEATURES

Clear Height	16' - 18'
YOC	1995
Loading	(1) 12'x14' OHD (Dock-High to OHD)
Zoning	I - Developing Industrial

FLOOR PLAN

12' x 14' OHD



5835 WRIGHT DRIVE

LOVELAND, COLORADO 80538



For more information, please contact:

JASON ELLS, CCIM
Senior Director
+1 970 231 7513
jason.ells@cushwake.com

CHASE CHRISTENSEN
Senior Associate
+1 970 217 6382
chase.christensen@cushwake.com

772 Whalers Way, Suite 200
Fort Collins, Colorado 80525

T +1 970 776 3900

cushmanwakefield.com