

5835 WRIGHT DRIVE

LOVELAND, COLORADO 80538









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)

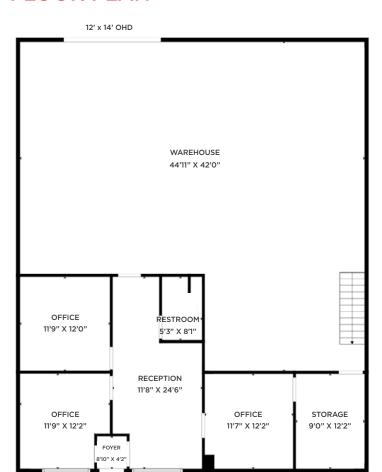
Zoning I - Developing Industrial



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FLOOR PLAN







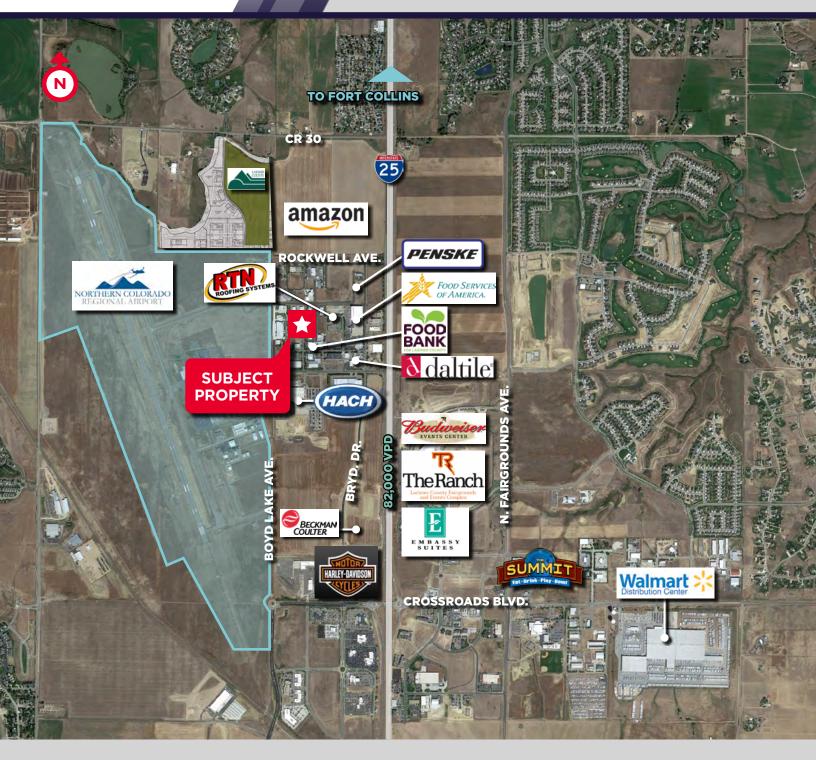






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