

BOYD LAKE COMMERCE
CENTER

3841 VANDER MEER DRIVE | LOVELAND, CO 80538



 CUSHMAN &
WAKEFIELD

 SAUNDERS

New Construction | TI Ready

CLASS A INDUSTRIAL/DISTRIBUTION

Available SF:	44,875 SF (divisible to 21,960 SF)
Building Size:	±100,117 SF
Spec Office:	±2,560 SF (completed)
Land Size:	8.9 acres (386,901 SF)
Available Yard:	±5 acre lot available east of the building
Clear Height:	28'
Construction Type:	Tilt up concrete
Drive In Doors:	Four (4)
Dock High Doors:	Twenty Four (24)
Sprinkler:	ESFR
Power:	2000 Amps, 277/480v, 3 Phase
Parking:	179 stalls (1.8:1,000) Trailer parking available
Fiber Services:	Comcast and Loveland Pulse



FLOOR PLAN



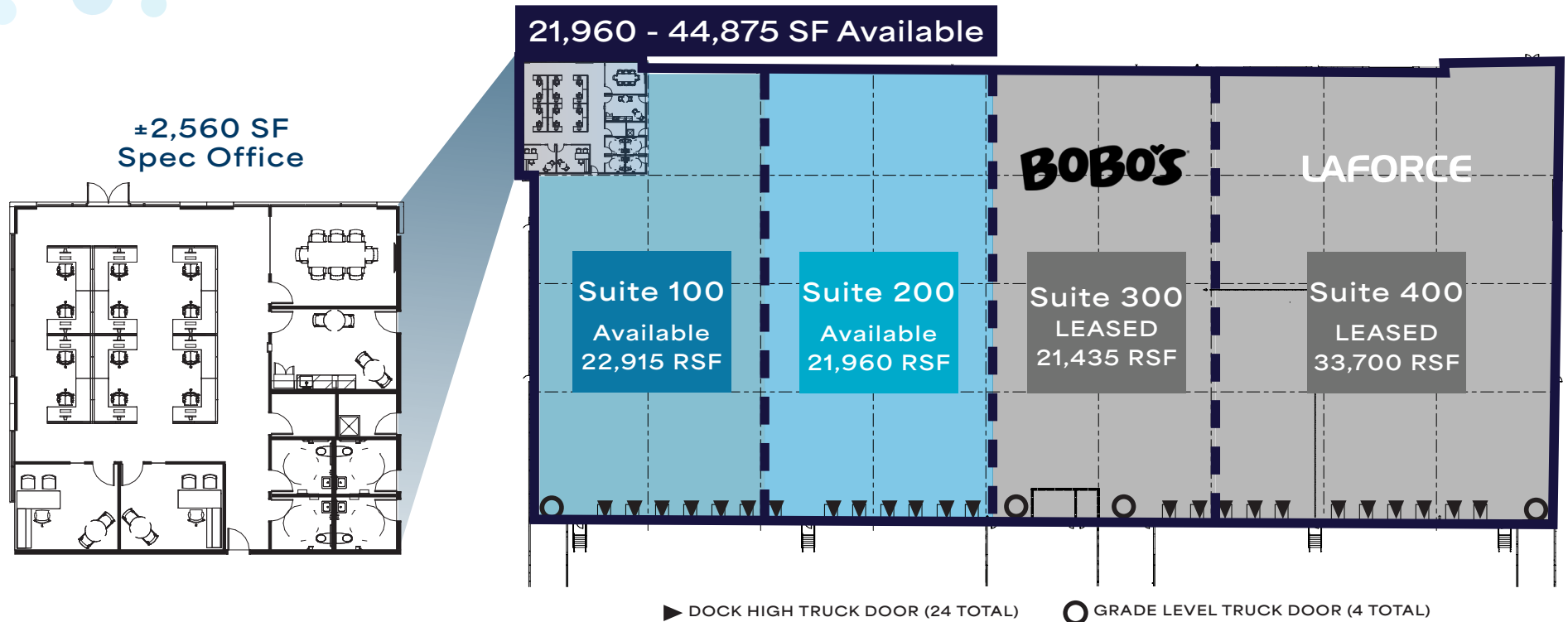
Bullpen Area



Breakroom



South Warehouse





SITE PLAN

ADVANTAGEOUS REGIONAL CONNECTIVITY



CONVENIENCE ACHIEVED

Fort Collins	20 minutes
Greely	30 minutes
North Denver	40 minutes
Cheyenne	45 minutes
DIA	55 minutes



AMENITIES

1. JOHNSTOWN PLAZA

- Brakes Plus
- Bonefish Grill
- Boot Barn
- Cheba Hut
- Culver's
- Ethan Allen
- Firestone
- Hobby Lobby
- MOD Pizza
- Scheel's
- Sherwin Williams
- Starbucks

2. PROMENADE SHOPS AT CENTERRA

- American Eagle Outfitters
- AT&T
- Barnes & Noble
- Bath & Body Works
- Best Buy
- Buckle
- Chico's
- Dicks
- Eddie Bauer
- Famous Footwear
- Hallmark
- Helzberg Diamonds
- Loft
- Pacsun
- Red Robin
- Metropolitan

3. MARKETPLACE AT CENTERRA

- America's Best Contacts & Eyeglasses
- Bed Bath & Beyond
- Dollar Tree
- Five Below
- Lane Bryant
- Marshall's
- Maurices
- Old Chicago
- Old Navy
- Panera Bread
- PetSmart
- Sportsman's Warehouse
- Subway
- Target

4. LOVELAND YARDS

5. KOHL'S

6. LOWE'S

7. WALMART+

8. SAM'S CLUB

9. THE HOME DEPOT

10. NORTHERN CO REGIONAL AIRPORT

11. BLUE FCU ARENA



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