

3841 VANDER MEER DRIVE | LOVELAND, CO 80538



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





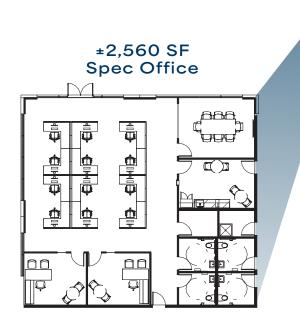
BOYD LAKE COMMERCE CENTER PAGE 2

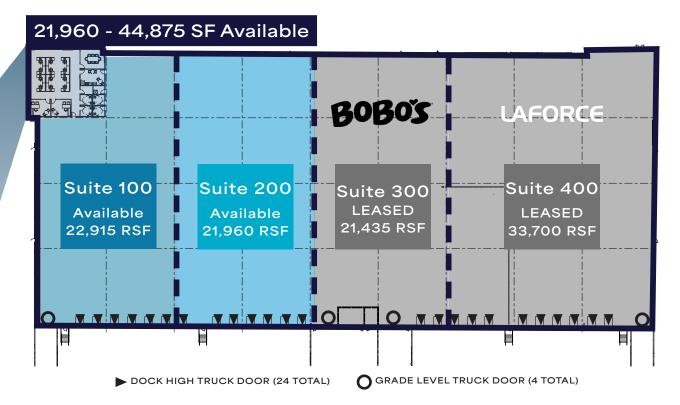
FLOOR PLAN











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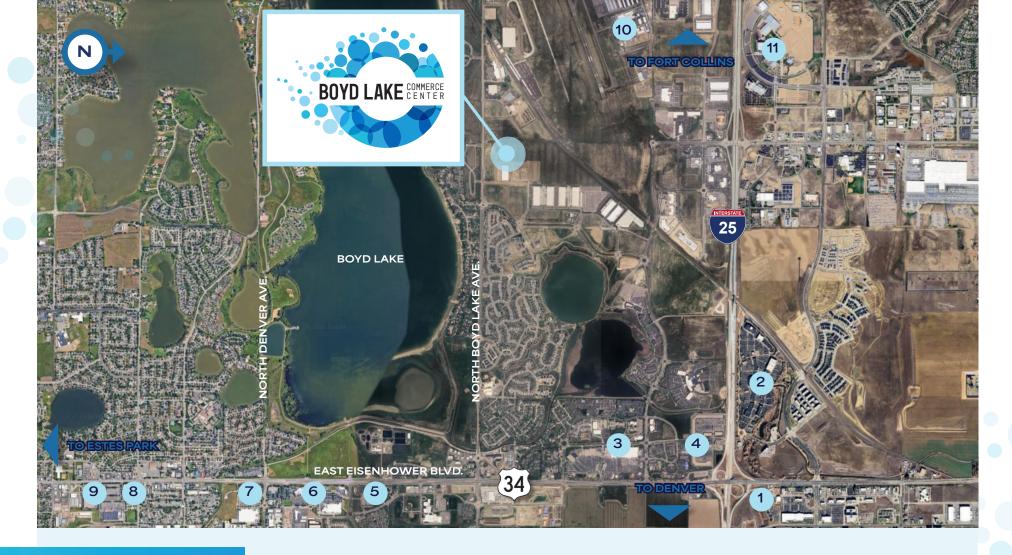
SITE PLAN

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ADVANTAGEOUS REGIONAL CONNECTIVITY



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AMENITIES

1. JOHNSTOWN PLAZA

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

· Starbucks

· Ethan Allen

- 2. PROMENADE SHOPS AT CENTERRA
- · American Eagle · Eddie Bauer
 - Outfitters
- · Famous Footwear
- AT&T Hallmark
- · Barnes & Noble Helzberg
- · Bath & Body Works Diamonds
- · Best Buy
- Buckle Pacsun
- · Chico's
- · Red Robin

Loft

- Dicks
- Metropolitan

3. MARKETPLACE AT CENTERRA

- · America's Best
- Contacts &
 - · Old Navy
- Eyeglasses
- · Panera Bread

· Old Chicago

- · Bed Bath & Beyond
 - PetSmart
- Dollar Tree · Five Below
- · Sportsman's Warehouse
- · Lane Bryant
- · Subway
- Maurices
- Target
- Marshall's

- 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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