



AVAILABLE FOR LEASE

# MOUNTAIN PACIFIC BUSINESS PARK

LOVELAND, COLORADO 80538

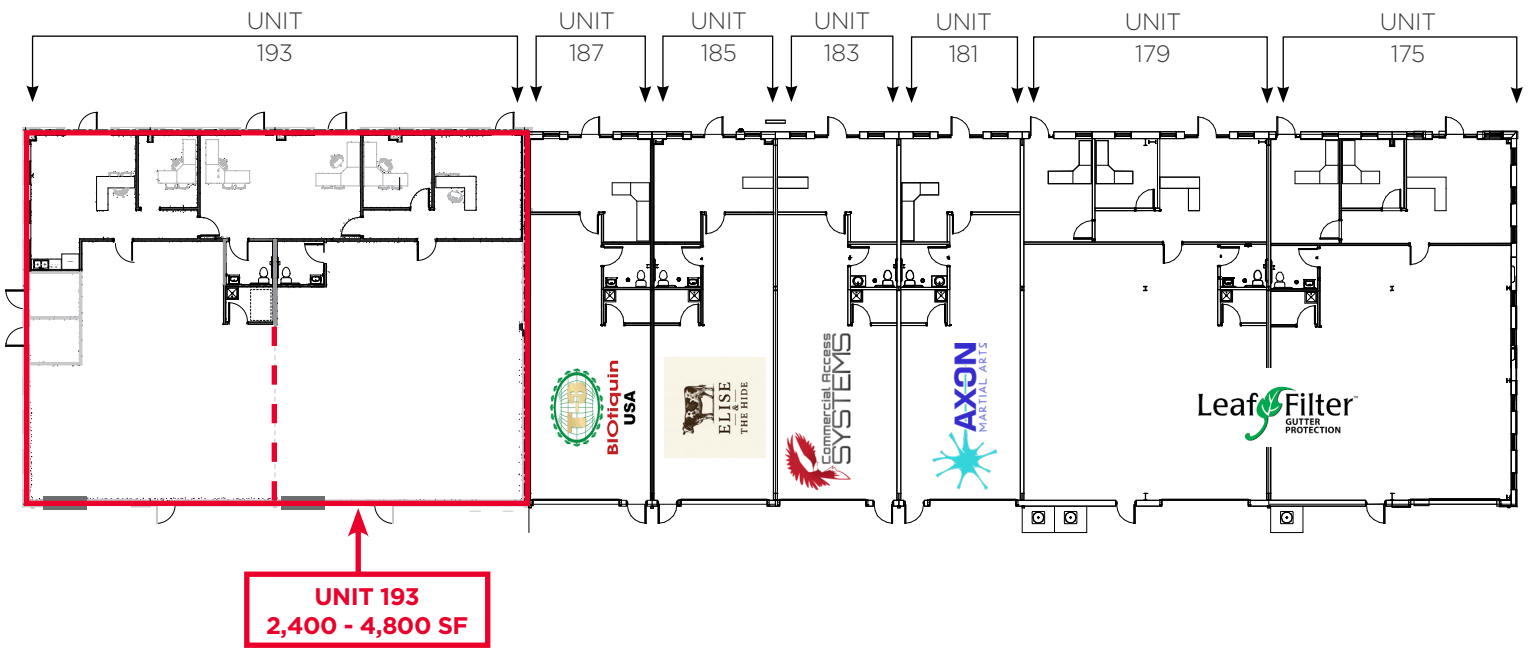


**2,400 SF - 4,800 SF AVAILABLE**  
**LEASE RATE: \$14.00-\$18.00/SF NNN | NNN: \$5.95/SF (ESTIMATED)**

Mountain Pacific Business Park is a centrally located business park on Highway 287 with great access to both Fort Collins and Loveland across from a Walmart Supercenter. Flexible design allows for multiple uses including but not limited to office, warehouse, showroom, etc. Larger users can be accommodated at Mountain Pacific Business Park with a build-to-suit opportunity. 153 Total parking spaces are available.



**EXISTING BUILDING A | FLOOR PLAN**



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**DEMOGRAPHICS**

CoStar, 2024

	2 Miles	5 Miles	10 Miles
2024 Population	17,145	112,726	340,105
2029 Population Projection	18,242	118,784	365,588
2024 Households	6,691	46,226	136,078
Average Household Income	\$110,351	\$112,772	\$107,593

For more information, please contact:

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