

Sierra Plaza

418 SE 8th Street, Unit B4 - Loveland, CO



Highlights

- Functional Office/Warehouse suitable for many uses including light manufacturing, contractor, storage warehouse, shop, or others.
- Newer Industrial condo with small open office and nice open warehouse.
- Great southwest Loveland location with easy access to Highway 287 & 402.
- 14' Overhead door, 200 Amp Power, & Radiant Heating

Property Information

Lease Rate	\$1,300.00/Mo. Modified Gross (\$7.43/SF)
Available Area	2,100 SF
Proposed Use	Light manufacturing, assembly, warehouse/storage with small storefront, specialty trade contractor, or many other uses
Power	200 Amp
Overhead Door	One 14' Door
Year Built	1997

Demographics

(Source: STDB Online 2011, radius)

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2010 Pop	4,758	43,089	75,253
Avg. HH Inc	\$47,018	\$64,611	\$71,023
Households	2,017	17,466	29,567

Traffic Counts

(Source: City of Loveland)

Highway 287/SE 8th Street (2009) 12,850 VPD

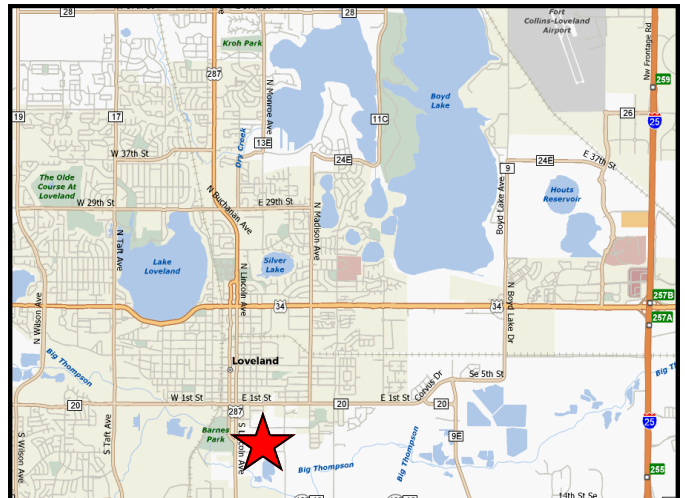
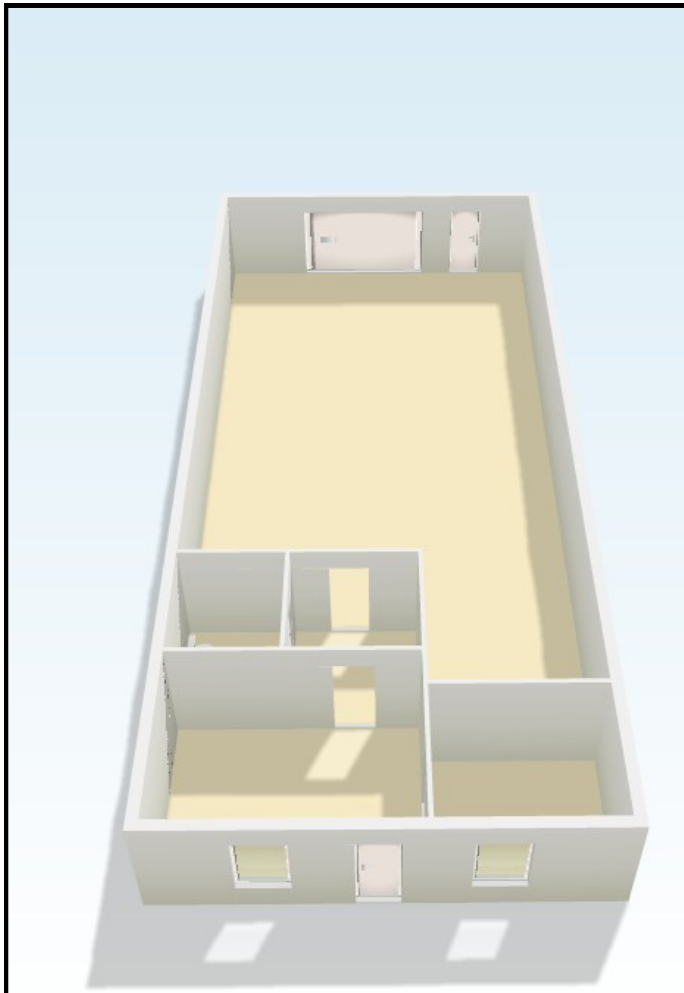


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The square footage above are estimates from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 8/10/11