

FOR LEASE LATE 2018

CENTERRA INDUSTRIAL IV

4555

EAST 37TH STREET

Loveland, CO 80538



PROPERTY OVERVIEW

THE MOST FUNCTIONAL COMPLEX IN NORTHERN COLORADO

Centerra Industrial is McWhinney's newest industrial complex now offering tenants over 122,000 square feet of building with flexible space configurations, 24' clear height and dock high loading. In close proximity to the Northern Colorado Regional Airport, Centerra Industrial also has easy truck access to Interstate 25, Highway 34 and Highway 287. Centerra Industrial is part of the award winning master-planned community of Centerra which has over 7,500 employees, and access to more than 30 restaurants, 1.5 million square feet of retail, hotels, miles of trails, open space and incredible views of Colorado's front range.



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PROPERTY INFORMATION

LEASE RATE	\$10.00 SF/NNN	DRIVE AISLE WIDTH	80' with 78' entrance
NNN EXPENSE	\$2.61/SF	CLEAR HEIGHT	24'0" minimum
AVAILABLE SF	20,000 SF - 122,807 SF	BAY SPACING	50' - 60'
YEAR BUILT	2018	TRUCK TURNING RADIUS	130'
OFFICE	Build to suit	CONSTRUCTION	CTU
PARKING	1.43/1,000/SF 173 Total Stalls	BUILDING DEPTH	215'
POWER	3000A, 277/480V, 3 Phase	FLOOR	6 inches concrete reinforced with rebar
SPRINKLERS	ESFR	WALLS	Insulated with R-11
DOCK HIGH DOORS	28 Dock high doors 9' x 10'	ROOF	Single ply TPO 60 mil with R-30 rigid insulation board
DRIVE-IN DOORS	4 Drive-in doors 12' x 14'		



BUILDINGS ONE AND TWO LEASED!



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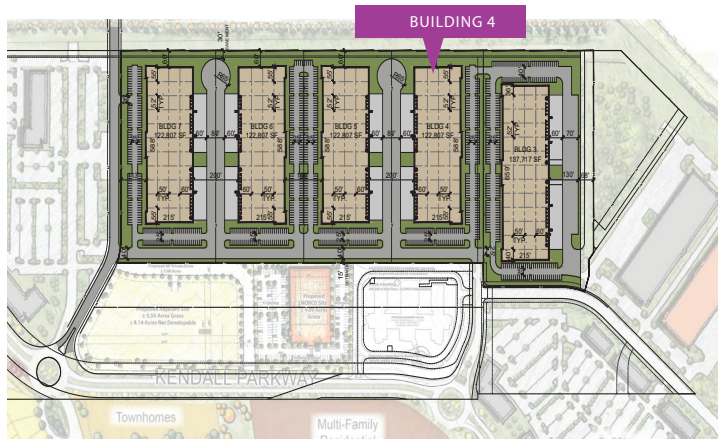
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SITE PLAN

These buildings offer flexible industrial floor plans with several entry points.

- + Location
 - Direct access to I-25 and US 34
 - Regional access to I-80 and I-70
 - Northern Colorado Regional Airport
- + Uses
 - Office, light assembly, R&D
 - Light manufacturing and warehouse distribution
 - Cold storage



BUILDING FOUR TO BE COMPLETED LATE 2018



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McWHINNEY

 Real Estate
Solutions

CBRE

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CENTERRA FEATURES

- + Master-planned community
 - Class A facilities
 - Restaurants, retail, hotels, hospital
 - Miles of trails
 - Pre-K to 8 STEAM School and high school
- + Infrastructure
 - Quality design guidelines
 - Sustainable development
 - Advanced medical campus (MCR)
 - Residential
 - Near Class A office campus
- + Community Connections
 - Events
 - Networking programs
 - Educated workforce



Demographics	25 Mile Radius	50 Mile Radius
2015 Estimated Population	652,989	2,308,204
2020 Projected Population	701,579	2,479,526
2015 Est. Avg Household Income	\$58,138	\$58,394
Population Growth 2015-2020	7.44%	7.42%

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