



Location. Location. Location.

Road-House is the spot for your flex warehouse, light industrial or assembly space, distribution site, or trade operation. At **2,250 square feet** plus mezzanine space, your industrial condo is the perfect site for your **business storage**, warehouse, and **office space**. Personal storage for your **boat, RV, or car collection** is also an option.



Thinking of an investment?

Road-House 2 flex condos are a great option for those looking to purchase a site to lease to an HVAC contractor, plumber, electrician, or small business assembly and storage.

Need more space? Why lease when you can own?



Features and Amenities

- ✓ Built to Last
- ✓ Well Insulated stucco/steel construction (R35-R36)
- ✓ Core and Shell / Customize Your Space
- ✓ Comprehensive Surveillance Camera Coverage
- ✓ 200 AMP 3-Phase Service
- ✓ High Lift 12'x14' Commercial OH Doors With Openers
- ✓ Highly Sought After North Loveland Location
- ✓ Quick Access to Fort Collins and I-25
- ✓ Unit sizes ranging from 2,250 to 20,000 sq. ft.
- ✓ Own Your Unit and Build Equity
- ✓ 22'-25' Minimum Clear Height
- ✓ Near Retail Corridor and Close to Amenities
- ✓ Sanitary and Water Lines In Place
- ✓ Mezzanine Approved
- ✓ Fire Sprinklers
- ✓ Concrete Drive Isles and Parking
- ✓ Gas Heat
- ✓ Multiple Windows and Storefront Doors



BE READY FOR THE 2026 BOOM. BUY YOUR SPACE NOW!

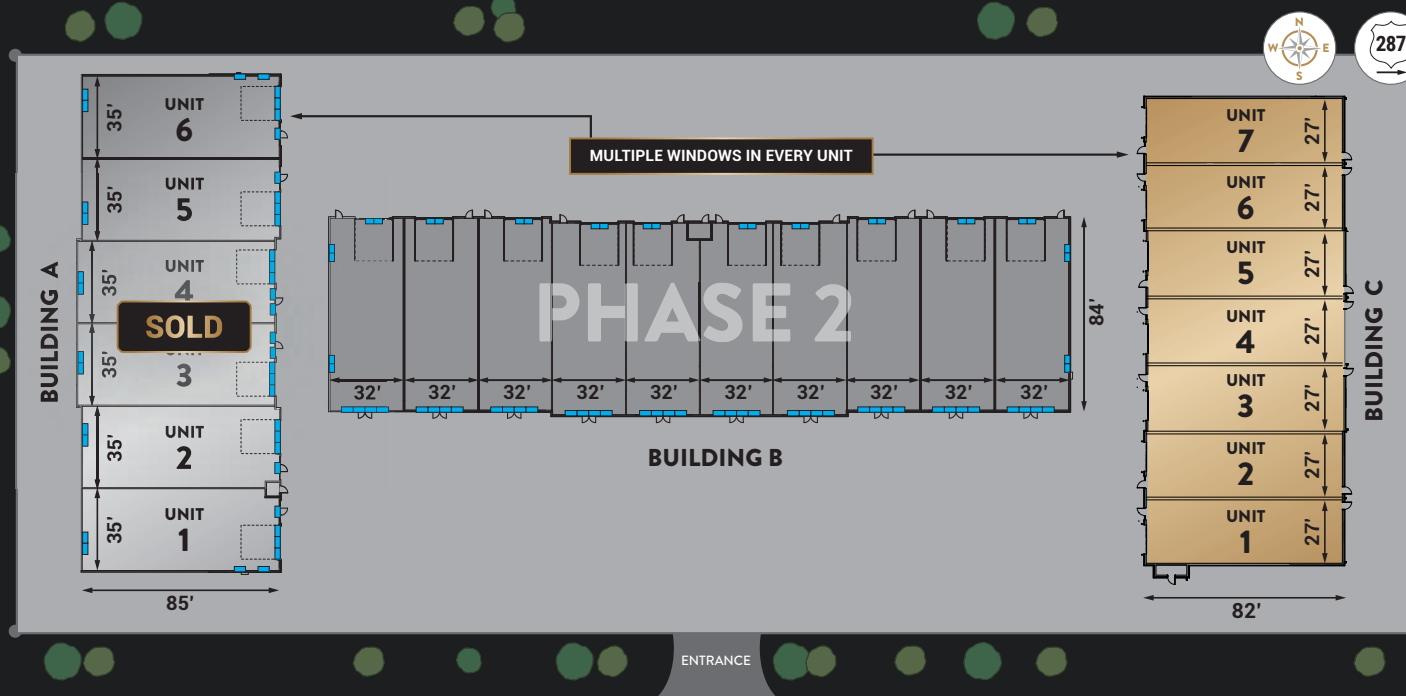
CONTACT US TO DISCUSS YOUR NEW SPACE!

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- 🌐 Learn more: www.roadhouseco.com





SITE PLAN



Near Retail
Corridor and
Close to
Amenities



Core and Shell
/ Customize
Your Space



High Lift 12'x14'
Commercial
OH Doors With
Openers



Unit Size at 2,250
Square Feet Plus
Mezzanine

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