

Fort Collins Industrial Park

Available 6,500 SF Industrial/Flex

508 N Link Lane
Fort Collins, CO 80524
www.cbre.com/508 N Link Lane



Property Overview

This fenced industrial/flex is well-located in the Fort Collins Industrial Park and is part of the rapidly growing Northern Colorado market.

The building is comprised of one large warehouse/office unit with three overhead doors. This property offers flexible opportunities for any established business.

AVAILABLE SF - 6,500

+ LEASE RATE
\$9.00/SF + NNN

+ ESTIMATED TRIPLE NET EXPENSE
\$5.70/SF

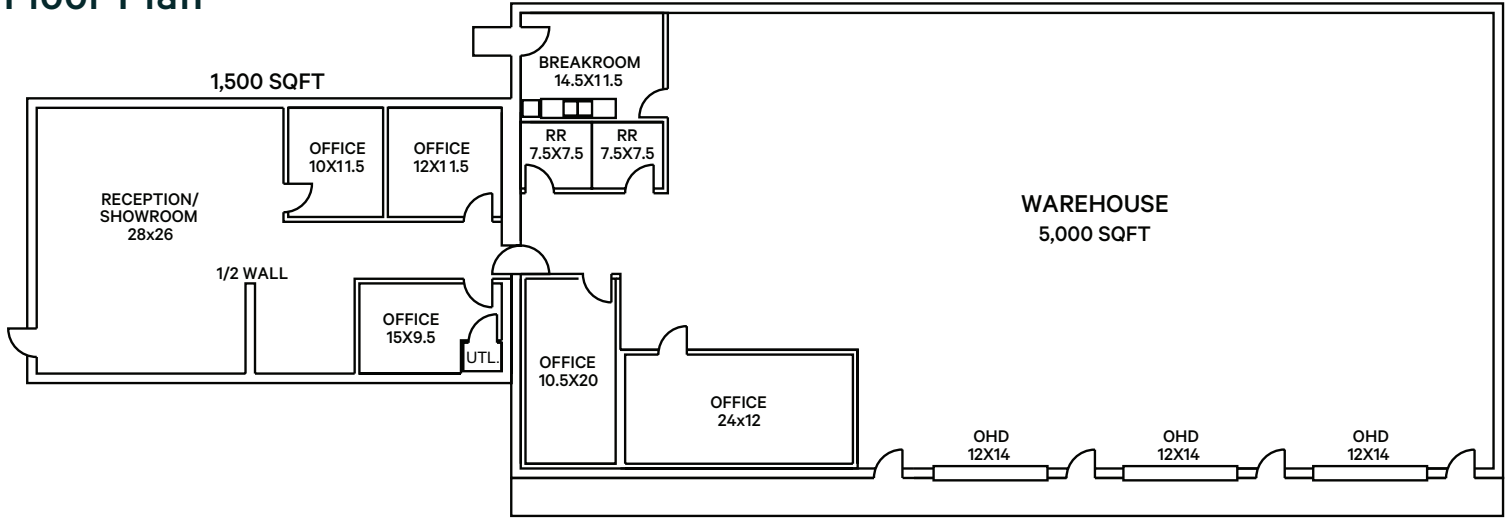
+ MONTHLY LEASE RATE
\$7,962.50

Long Term Lease Incentive ~ 3 Months Free Base Rent!





Floor Plan



Property Highlights

- Long Term Lease Incentive (3 months free base rent)
- Secured fenced yard
- Located in Opportunity Zone
- 16' Clear Height
- Sprinklers
- Reception/Showroom, 3 Offices, Breakroom, 2 Restrooms/Warehouse Work Room, 2 Office/Work Rooms, Warehouse/office unit with three 12' x 14' Overhead Doors
- 12 Parking Spaces
- Refrigerated Air in Offices, Breakroom and Reception
- Gas Heat



DEMOGRAPHICS | 10 MILE RADIUS 2024



POPULATION
246,233



HOUSEHOLD INCOME
\$126,115

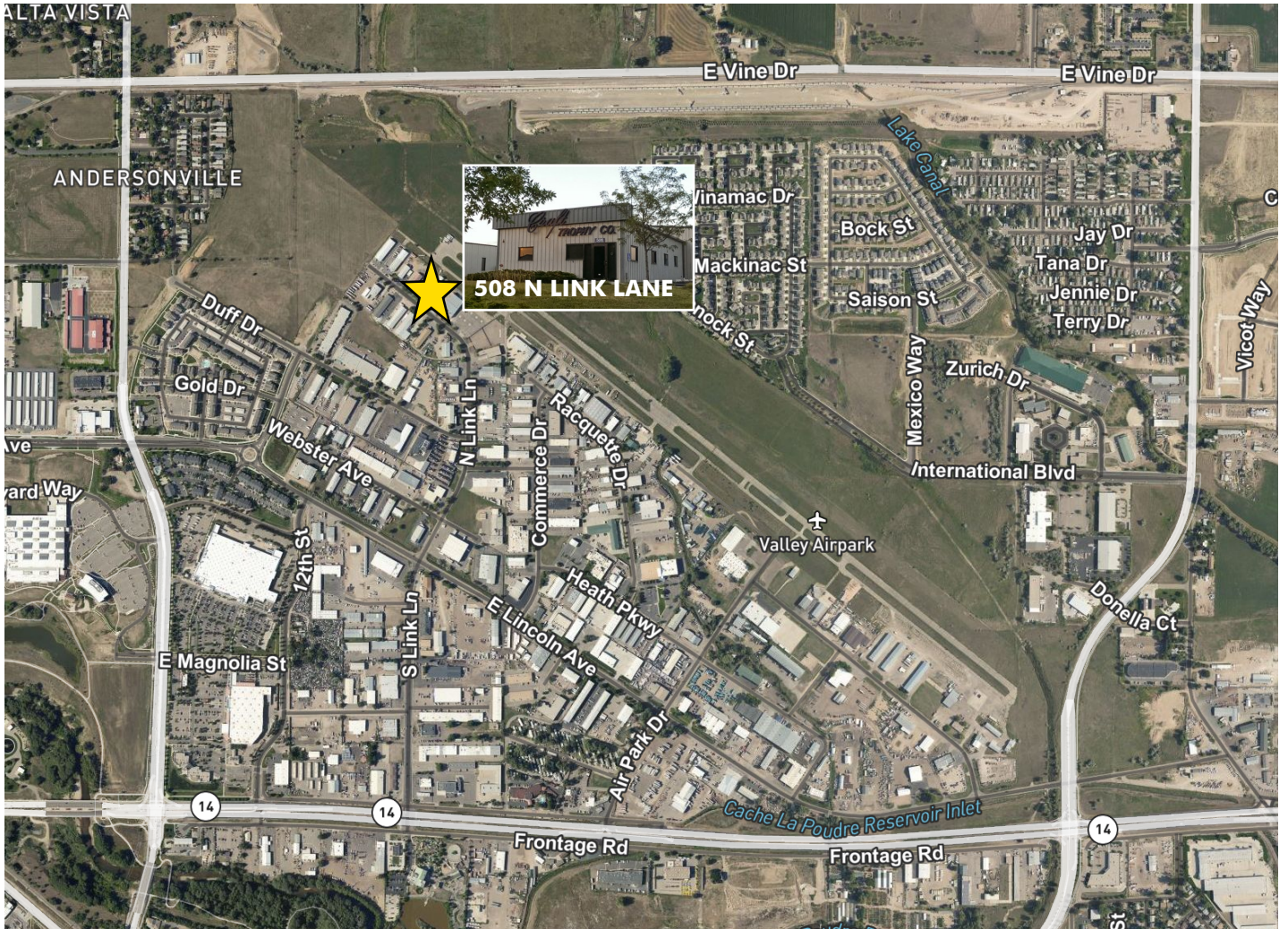


EMPLOYEES
121,035



DRIVE TIMES FROM LOCATION

Loveland	30 minutes	20.2 miles
Old Town	8 minutes	2 miles
DIA	65 minutes	68.3 miles



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Please Contact

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