



121 COMMERCE DR.
FORT COLLINS, CO 80524

Space Available: **8,000 SF**
Warehouse: 6,000 SF
Retail/Office: 2,000 SF

Sale Price: **\$2,000,000 (\$250/SF)**

Lease Rate: **\$12.50 / SF NNN**

NNN Rate: **\$4.48 / SF** (2024 estimate)

- Large retail/warehouse with private offices and restrooms
- 2 overhead doors & loading dock
- Unit is not sprinkled
- Central Fort Collins location

OH DOOR: 12' x 14'

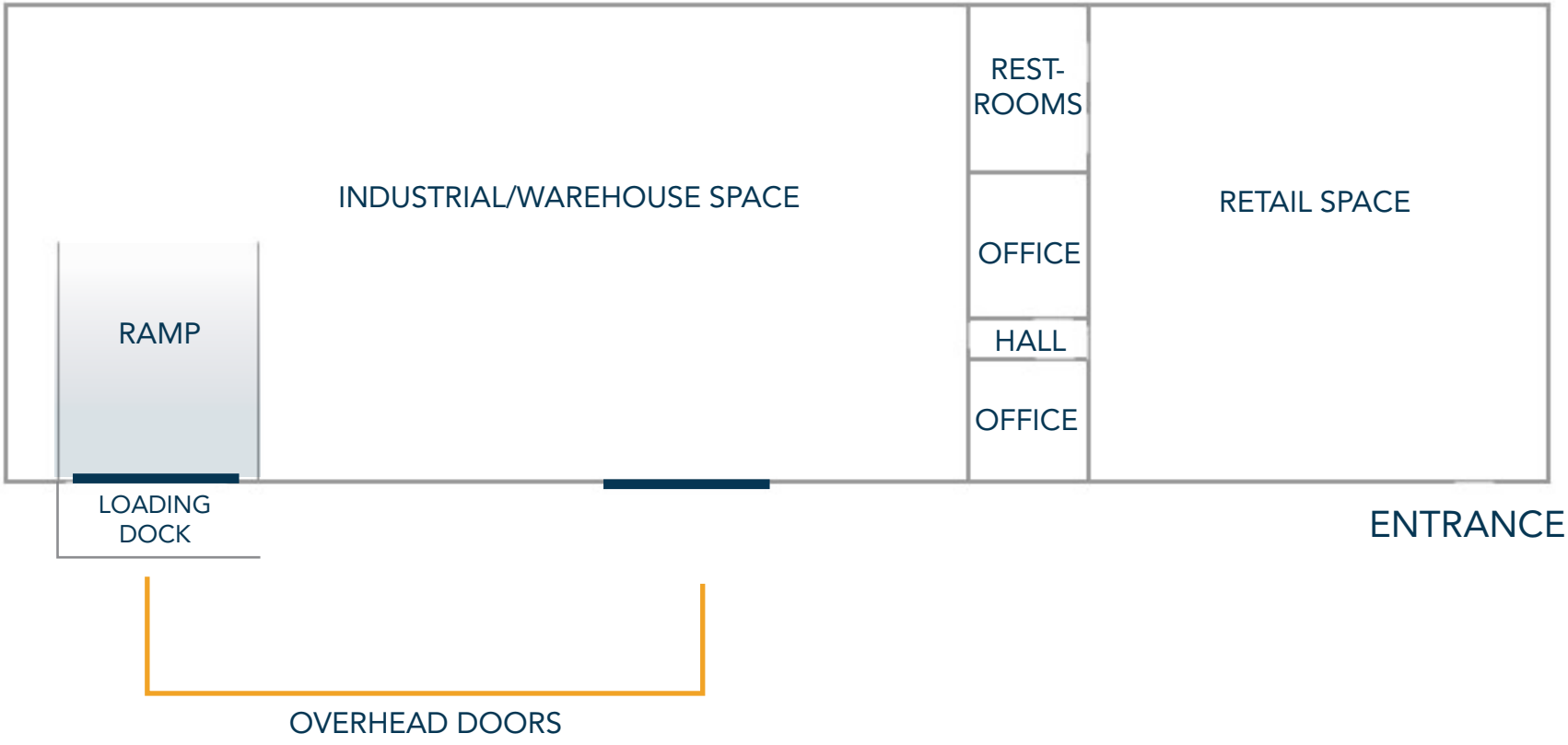
DOCK OH DOOR: 12' x 10'

**CLEAR HEIGHT:
HIGH POINT 20' / LOW POINT 18'**



PROPERTY PHOTOS





AREA
MAPS



CONTACT: Nick Norton, CCIM • 970-213-3116 • nnorton@waypointRE.com

Jake Arnold • 970-294-5331 • jarnold@waypointRE.com



NICK NORTON, CCIM / JAKE ARNOLD

125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • www.waypointRE.com

The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.