

# 2415 East Mulberry Street, Fort Collins, Colorado 80524

## SOUTHEAST CORNER OF TIMBERLINE ROAD & MULBERRY STREET

### AVAILABILITY:

**Unit 8: 4,953SF @ \$12/SF NNN\***

\*NNN's = \$8.71/SF, Based on CAM Reconciliations for year ending 12/31/25



### PROPERTY DESCRIPTION:

HIGHLY VISIBLE LOCATION FOR RETAIL SHOWROOM/ WAREHOUSE OR OFFICE SPACE. GREAT EXPOSURE ON SOUTHEAST CORNER OF EAST MULBERRY STREET AND SOUTH TIMBERLINE ROAD, A SIGNALIZED INTERSECTION. CENTRALLY LOCATED WITH EASY ACCESS TO I-25 AND DOWNTOWN FORT COLLINS.

### IMPORTANT FEATURES:

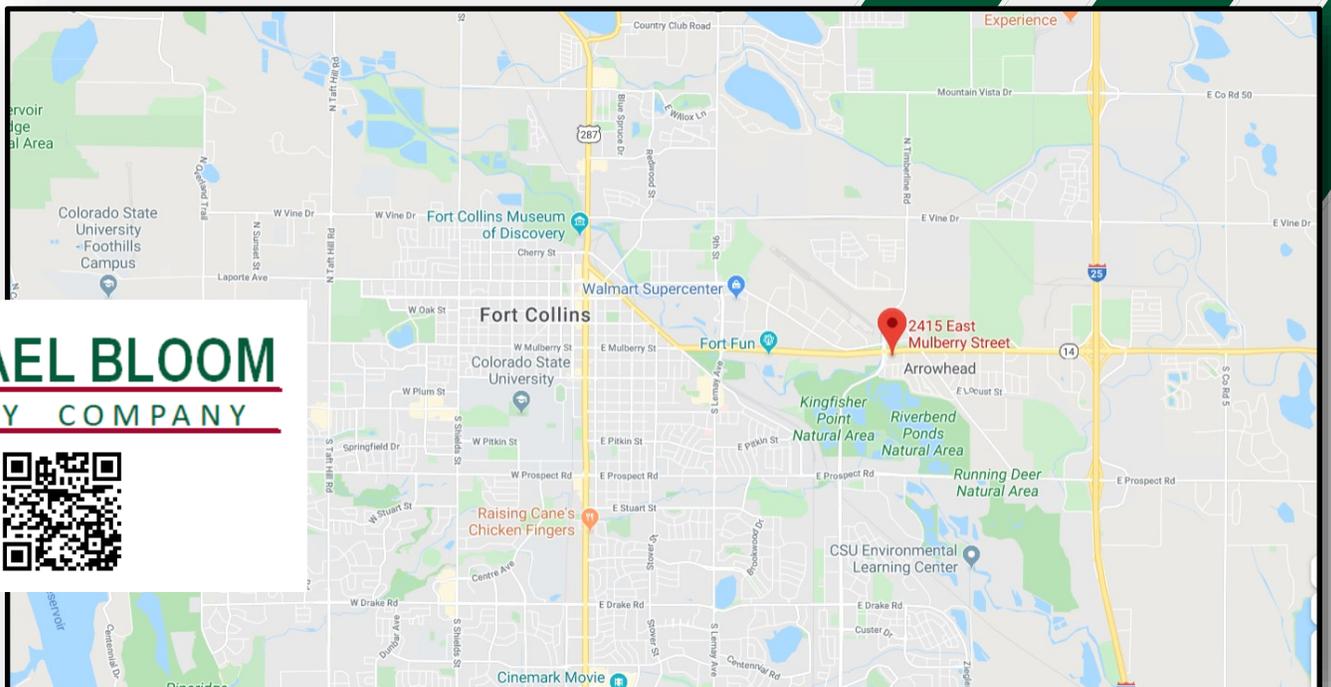
- OVERHEAD DOORS
- CLEAR HEIGHT 18' TO DECK
- FIRE SPRINKLERED BUILDING
- NATIONALLY RECOGNIZED TENANT MIX
- 31,000 VEHICLES PER DAY ON E MULBERRY ST\*\*
- 55,000 POPULATION WITHIN 3 MILES\*

\*Source - Costar

\*\*Source - Fort Collins GIS



**MICHAEL BLOOM**  
REALTY COMPANY



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## SPACE AVAILABILITY

Available	Total SQ FT	Loading
Unit 8	4,953	1 Drive-In

**AVAILABLE NOW**

