

513



513 N Link Lane, Units A & D

Fort Collins, CO 80524

**FOR LEASE. AVAILABLE NOW!!**

**REMAX**  
COMMERCIAL®

# BUILDING OVERVIEW

513 N Link Ln, Fort Collins, CO

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## KEY FEATURES & BENEFITS

- **2 Units Available Now**  
(offers a variety of layout & sizes)
- **Long Term Lease Incentives**  
(establish your business, \$ savings)
- **Close to Downtown Fort Collins & I-25**  
(easy access to businesses & arterial routes)
- **Located in Opportunity Zone**  
(\$ tax savings)
- **Solid Steel Construction**  
(well made, well protected, secure)
- **14' Center Height Throughout**  
(ease of mobility & maximize space/storage)
- **Recently Resurfaced Parking Lot**  
(\$ Savings in NNN)

## AVAILABILITY

<u>Unit</u>	<u>Size (SF)</u>	<u>Status</u>
<b>A</b>	<b>2,500</b>	<b>Available</b>
B	1,500	Leased
C	1,500	Leased
<b>D</b>	<b>1,500</b>	<b>Available</b>
E	2,000	Leased

RE/MAX Commercial Alliance is pleased to offer these two industrial flex units, loaded with great features and in an excellent location in Larimer County with easy access to Fort Collins and I-25.

## THE BUILDING

- **Property Type:** Commercial
- **Zoned:** Industrial
- **Use:** office, workshop, warehouse, storage, distribution, manufacturing, showroom, auto-detailing, packaging, or countless other uses
- **Year Built:** 1995
- **Bldg Size:** 9,000 SF
- **Bldg Class:** C
- **Land:** est 0.57 Acres
- **Parking:** Ample on-site spaces

# UNIT A



513 N Link Ln, Fort Collins, CO



## AVAILABILITY

<u>Unit</u>	<u>Size (SF)</u>	<u>Status</u>
<b>A</b>	<b>2,500</b>	<b>Available Now</b>

## RENT

Lease Type: Direct

Lease Rate Type: Triple Net

Base Rent: \$12.00/SF (\$2,500/Mo)

est NNN: \$ 5.50/SF (est \$1,146/Mo)

## DESCRIPTION

Now offering the largest unit in the building—Unit A—offering an ample-sized reception area with natural lighting, front office, breakroom with sink, two bathrooms, and oversized heated workshop/warehouse. The warehouse has good clearing throughout (14' max center height) and a 10' x 10' overhead door. The space is well maintained.



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## UNIT OVERVIEW

- **Layout:**
  - Reception: 1
  - Office: 1
  - Bathrooms: 2
  - Breakroom: 1
  - Warehouse: 1
- **Other:** one 10' Overhead Door
- **HVAC:** Central Air, A/C & heated
- **Parking:** 3+ Parking Spaces / Unit



# UNIT A

513 N Link Ln, Fort Collins, CO

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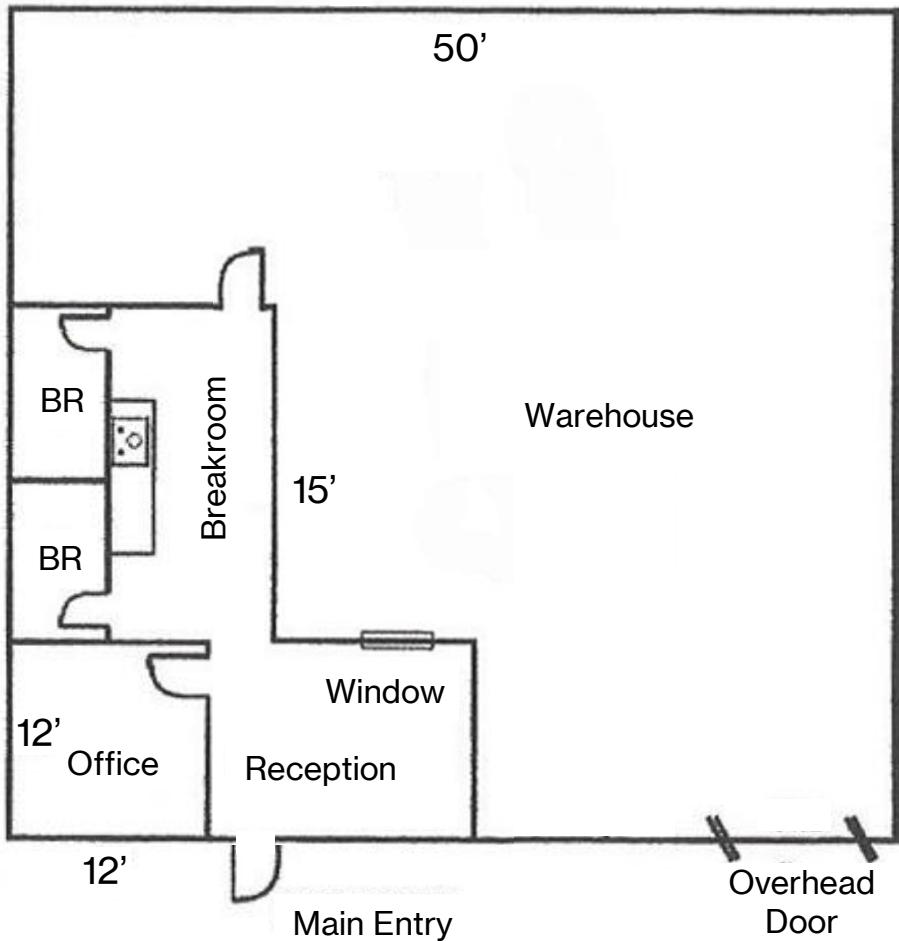


# FLOOR PLAN (UNIT A)

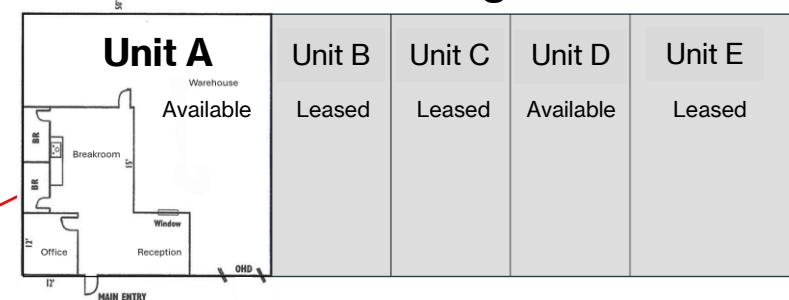
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Unit A



Building



Measurements are approximate,  
Not drawn to exact scale

# UNIT D



513 N Link Ln, Fort Collins, CO



## AVAILABILITY

<u>Unit</u>	<u>Size (SF)</u>	<u>Status</u>
<b>D</b>	<b>1,500</b>	<b>Available Now</b>

## RENT

Lease Type: Direct

Lease Rate Type: Triple Net

Base Rent: \$12.00/SF (\$1,500/Mo)

est NNN: \$ 5.50/SF (est \$688/Mo)

## DESCRIPTION

This unit is well appointed, offering a front office, break area, utility room, 1 bathroom, and workshop/warehouse. The warehouse has ample clearing throughout (14' max center height), a 10' x 10' overhead door, and is well maintained.

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## UNIT OVERVIEW

- **Layout:**

- Office: 1
- Bathroom: 1
- Break Area: 1
- Utility Room: 1
- Warehouse: 1

- **Other:** one 10' Overhead Door

- **HVAC:** Heated

- **Parking:** 3+ Parking Spaces / Unit



# UNIT D

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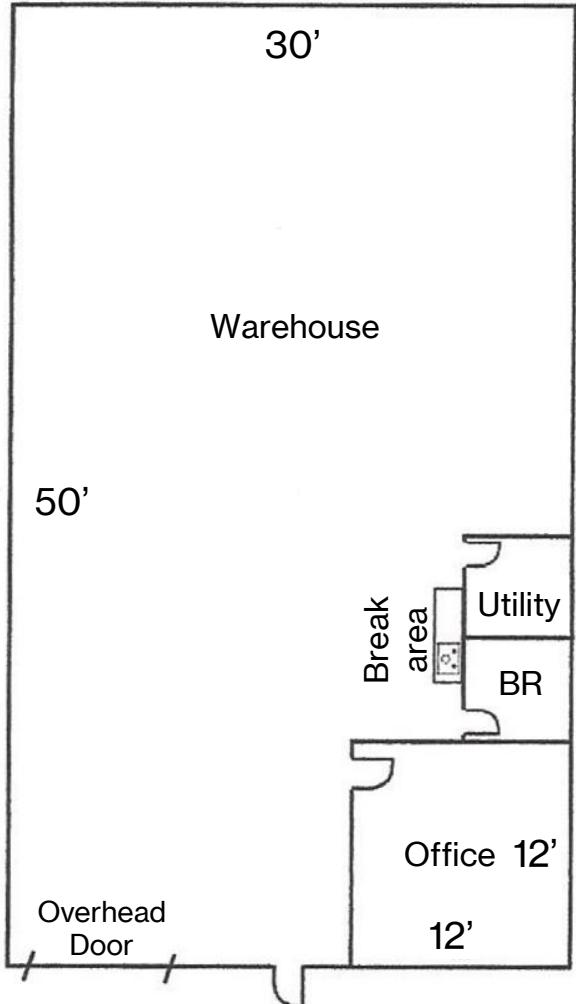


# FLOOR PLAN (UNIT D)

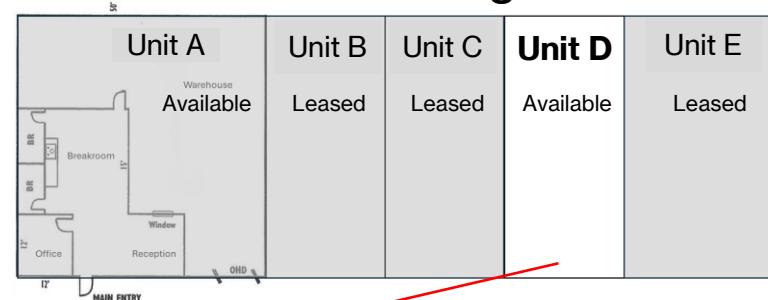
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**Unit D**

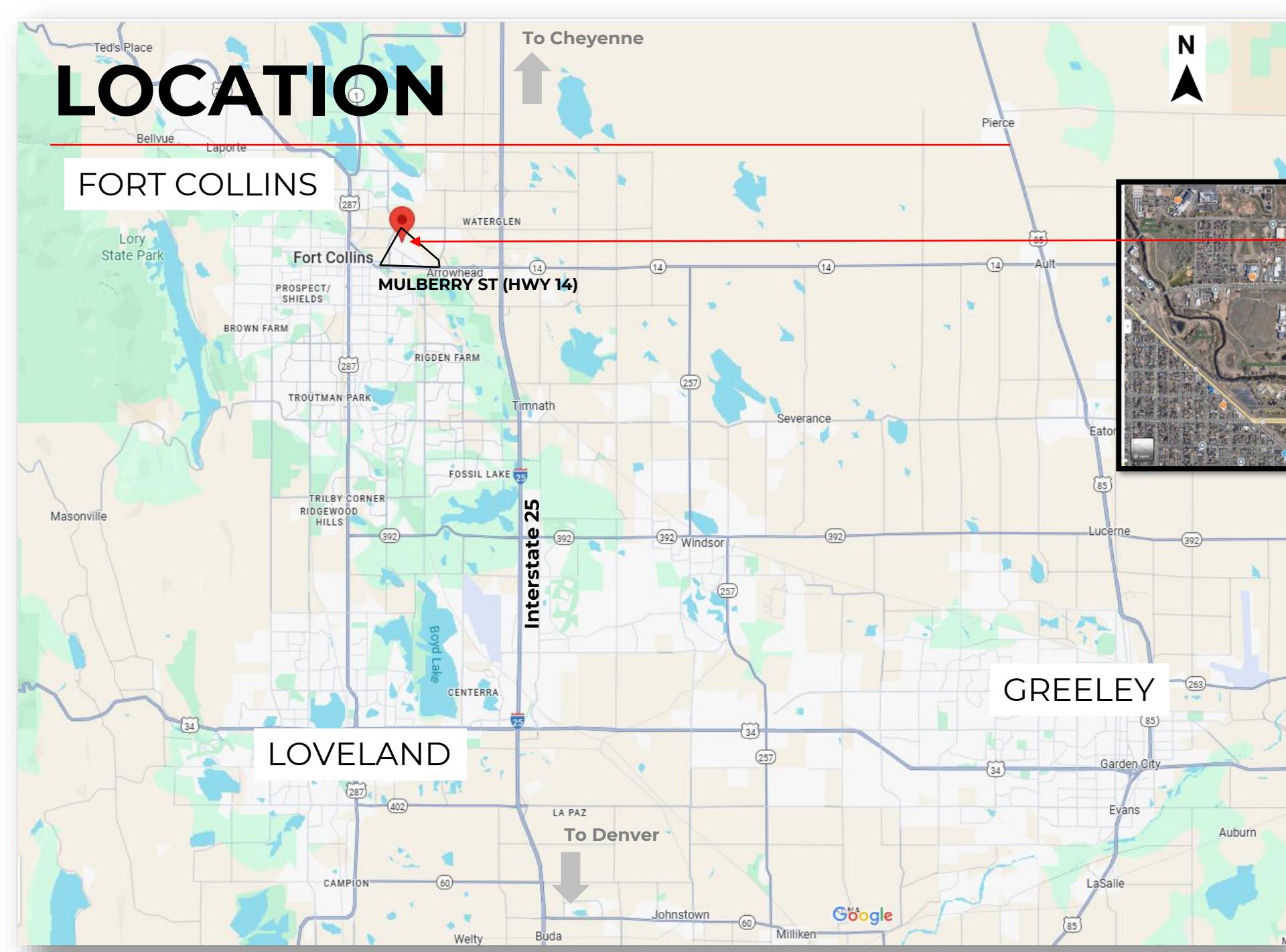


**Building**



Measurements are approximate,  
Not drawn to exact scale

# LOCATION



# BROKER CONTACTS

513 N Link Ln, Fort Collins, CO 80524

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## AGENT

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## CO-AGENT

**MICHELLE HICKEY-CRAWFORD,  
CCIM**

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