

FOR LEASE

2216

AIRWAY AVENUE  
FORT COLLINS, CO 80524



LEASE RATE: \$8,000/MONTH NNN  
NNNs: \$3,514.58/MONTH







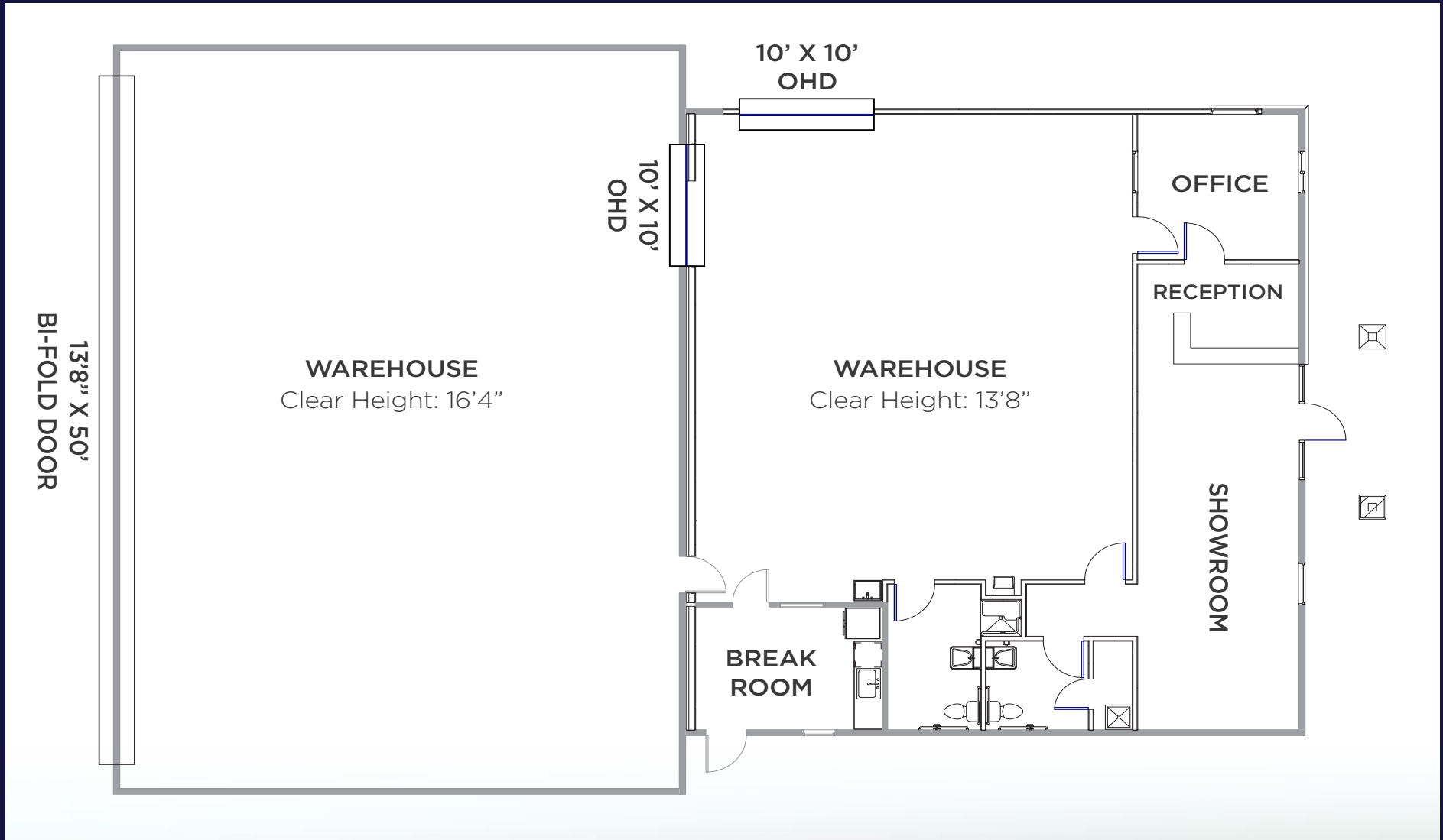
## // PROPERTY FEATURES

<b>Available Size</b>	4,820 SF
<b>YOC / YOR</b>	1978 / 2012
<b>Power</b>	400 Amps / 3 Phase
<b>HVAC</b>	Fully HVAC throughout the offices & showroom Radiant heat in warehouse
<b>Loading</b>	(2) 10' x 10' Overhead doors (1) 13' 8" x 50' Bi-fold door

- Industrial/Flex Property
- Office
- Break Room
- Showroom
- Two Restrooms
- 1.43 Acres of Fenced Outside Storage
- Signage on Lincoln and visible from Mulberry

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# // PROPERTY FLOORPLAN





# // GALLERY







## CONTACTS:

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## DRIVE TIMES

I-25	3 minutes
Old Town	5 minutes
Harmony Road	15 minutes