



**LEASE**

# Mulberry Industrial

**1600 EAST MULBERRY STREET**  
Fort Collins, CO 80524

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**PRESENTED BY:**

**BILL REILLY**  
O: 970.488.3193  
[bill.reilly@svn.com](mailto:bill.reilly@svn.com)

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Discover a prime commercial leasing opportunity in a vibrant area of Fort Collins, CO. The property offers convenient access to a dynamic business environment, complemented by an array of local amenities. Within close proximity, professionals can enjoy the bustling Old Town Fort Collins, home to an eclectic mix of boutique shops, craft breweries, and a variety of dining options.

### PROPERTY HIGHLIGHTS

- Three (3) 570 sf units for business or storage
- 1710 sf space with 3 overhead 11' doors and 220 30 amp electrical
- Ideal for car detailing, boat refurbishing, and winterizing
- Access to bathroom and water
- Prime commercial leasing opportunity in vibrant Fort Collins

### BILL REILLY

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### OFFERING SUMMARY

LEASE RATE:	\$14.00 SF/yr (Gross)
AVAILABLE SF:	1,710 SF
LOT SIZE:	1 Acres
BUILDING SIZE:	17,000 SF
DATE AVAILABLE:	1/1/2026
LEASE TERM:	6-12 months (negotiable)

## ADDITIONAL PHOTOS



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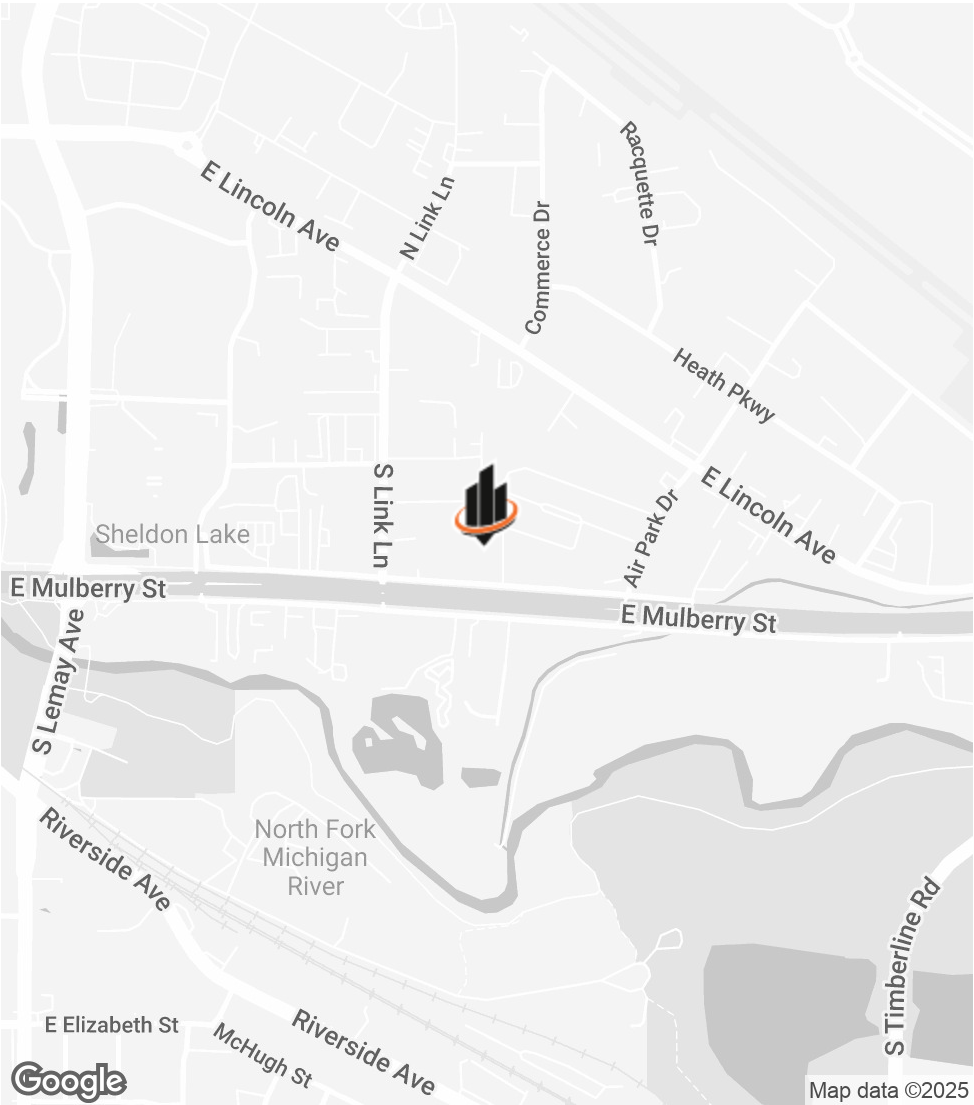
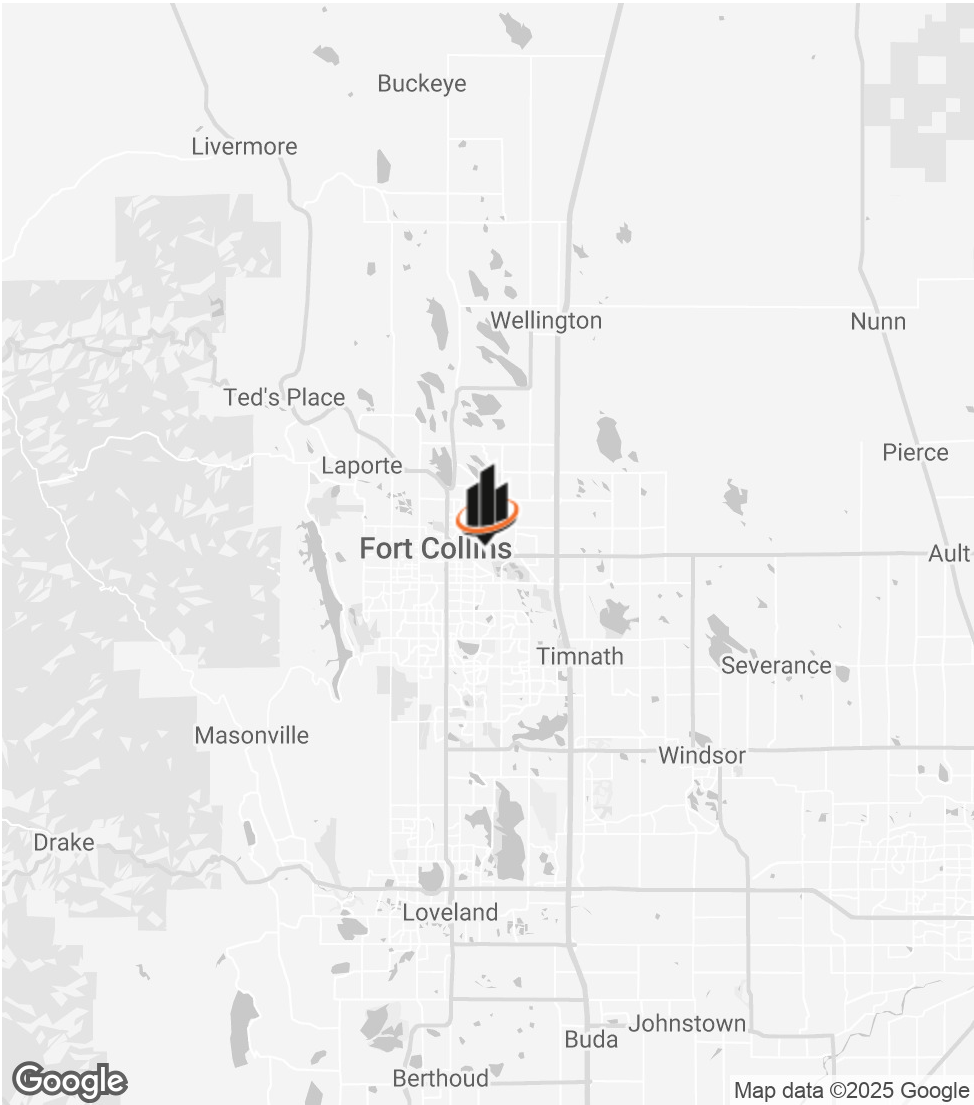
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LOCATION MAP



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