

COMMERCIAL LISTING
FOR SALE

Industrial Warehouse

500 NORTH LINK LANE | FORT COLLINS, COLORADO



SALE PRICE: | \$4,500,000

BUILDING SIZE: | 17,000 SF

Warehouse Space: | 12,000 SF

Office/Conference: | 4,000 SF

Storage/Work Area: | 1,000 SF

LOT SIZE: | 1.87 ACRES

SITE FEATURES:

Exceptionally well-maintained industrial warehouse for sale. This light industrial building is situated on an 81,426 SF oversized lot with fenced outside storage and a large parking area creating opportunities for future building(s), additions or upgrades.

CLEAR HEIGHT: | 21' from center

WH STACKING: | 5' / 3 high

DRIVE-IN DOOR: | Wall Slide System

ROLL-UP DOORS: | 1 - 8'6" x 8'6"

| 1 - 10'6" x 13'



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Building features exceptional curb appeal and attractive image. Upgrades include new roof with double insulation, WH skylights and I-beam in WH for hoist. Oversized parking area enhances delivery & shipping access for large trucks with drive-in capability for delivery. Building exterior is in superior shape with nicely landscaped courtyard and freshly paved/re-striped and gated parking lot, and modern monument signage.

ZONING DISTRICT: | IL - Light Industrial, Larimer County

PARCEL INFO: | Lots 13, 14, & 15, Replat Lots 11 Thru 17 FTC Business Cen 1st



LOCATION OVERVIEW

