

1418 E Magnolia Street, Unit B, Fort Collins, CO 80524

LEASE RATE: \$10.00/SF NNN (Est. \$5.83/SF)

FOR LEASE

±5,773 SF INDUSTRIAL SPACE AVAILABLE

Presented By:

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PROPERTY INFORMATION

1418 E Magnolia Street, Unit B, Fort Collins, CO 80524

Total Building Size	13,840 SF
Available SF	±5,773
Year Built	1966
Lot Size	0.71 AC
Loading	(1) 12' x 12' Grade-level OHD
Ceiling Height	16'
Power	800 amp 3-phase, 240v
Zoning	<u>IL – Industrial Light</u>



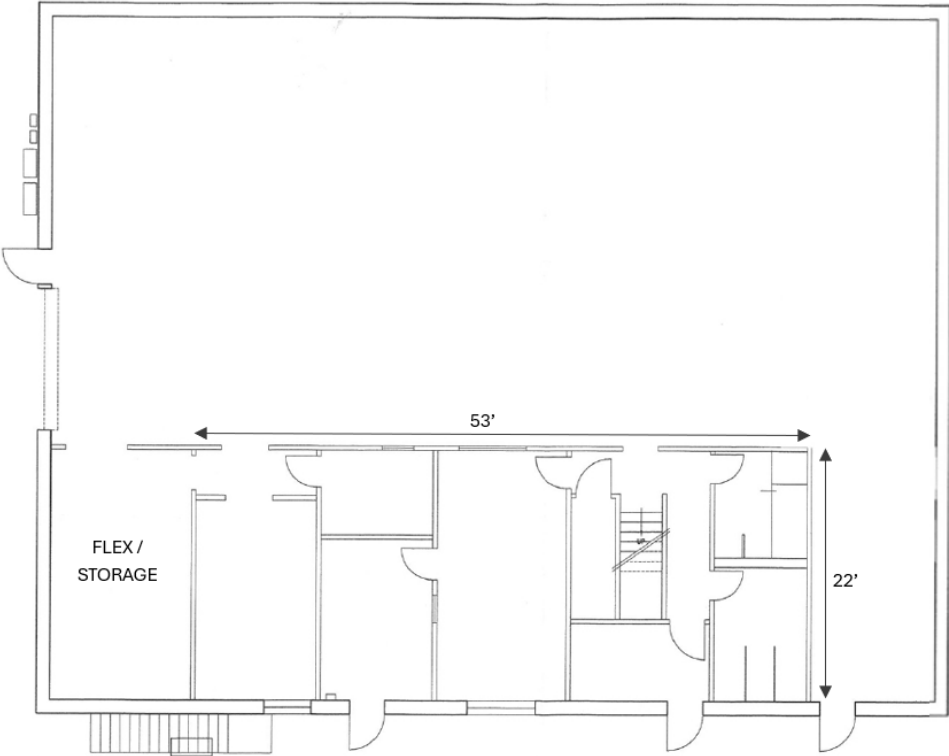
- Heavy power ideal for light manufacturing operations
- Clear-span warehouse space
- Ample area for trailer and commercial vehicle parking
- Less than 3 miles to I-25 via Hwy 14
- Upgraded LED lighting in warehouse
- Ample natural light and mountain views from second floor offices



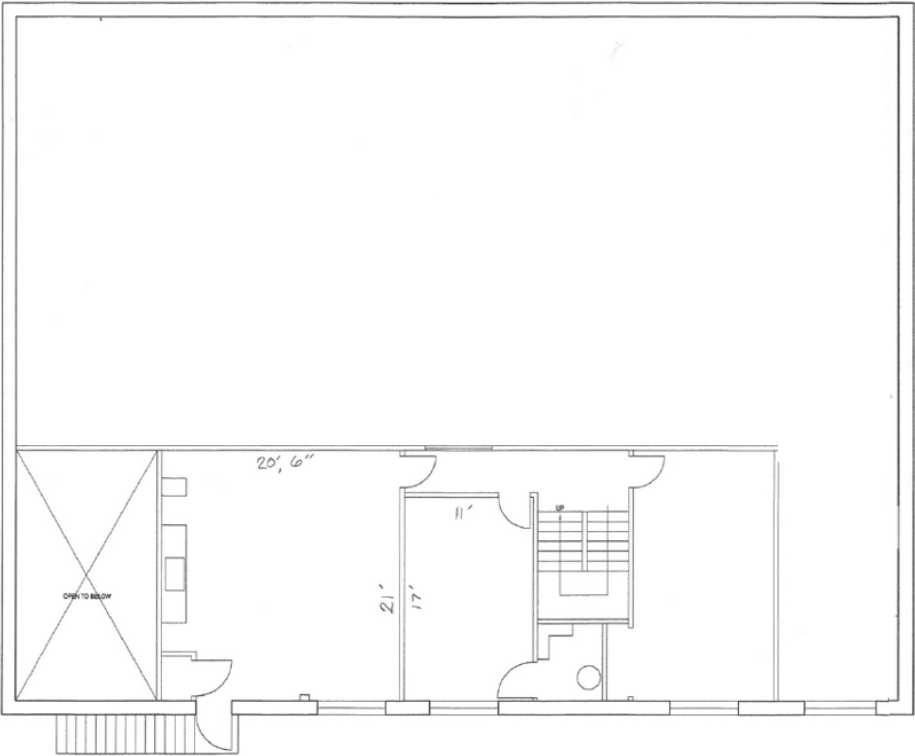
Highly functional industrial/flex space in the Fort Collins Airpark offered at a competitive rate. Strategically located less than 3 miles to I-25, the unit offers both regional connectivity and robust infrastructure. The unit features heavy power, clear-span warehouse with upgraded LED lighting, 16' ceiling height, and one 12'x12' overhead door with access for 53' semi trailers.

The second-floor offices oversee the production area and enjoy ample natural light and mountain views.





FIRST FLOOR PLAN



SECOND FLOOR PLAN



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