



Multi-Building Site Available
3829 E Prospect Road
Fort Collins, CO 80525



Bldg A: 7,500 SF Office/Shop/Service
Bldg B: 35,000 SF Hanger/Hay Barn
Lease Rate: Negotiable

PROPERTY AMENITIES

- Bordering I-25 with quick access to I-25
- Large Covered and Uncovered Parking

For more information, please contact:

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John Gerhard

Commercial Property Manager | 970.978.3418 |
John.Gerhard@colostate.edu



BUILDING "A" FEATURES

- 1030 SF of 2nd floor office space
- Kitchen/break room
- Shower/locker rooms
- Multiple overhead doors, various sizes
- 16 to 22' ceilings
- Multiple overhead heaters
- Vehicle exhaust system
- High pressure air lines throughout
- High voltage electrical available
- Pump room/mechanical area
- Insulated ceiling and skylights



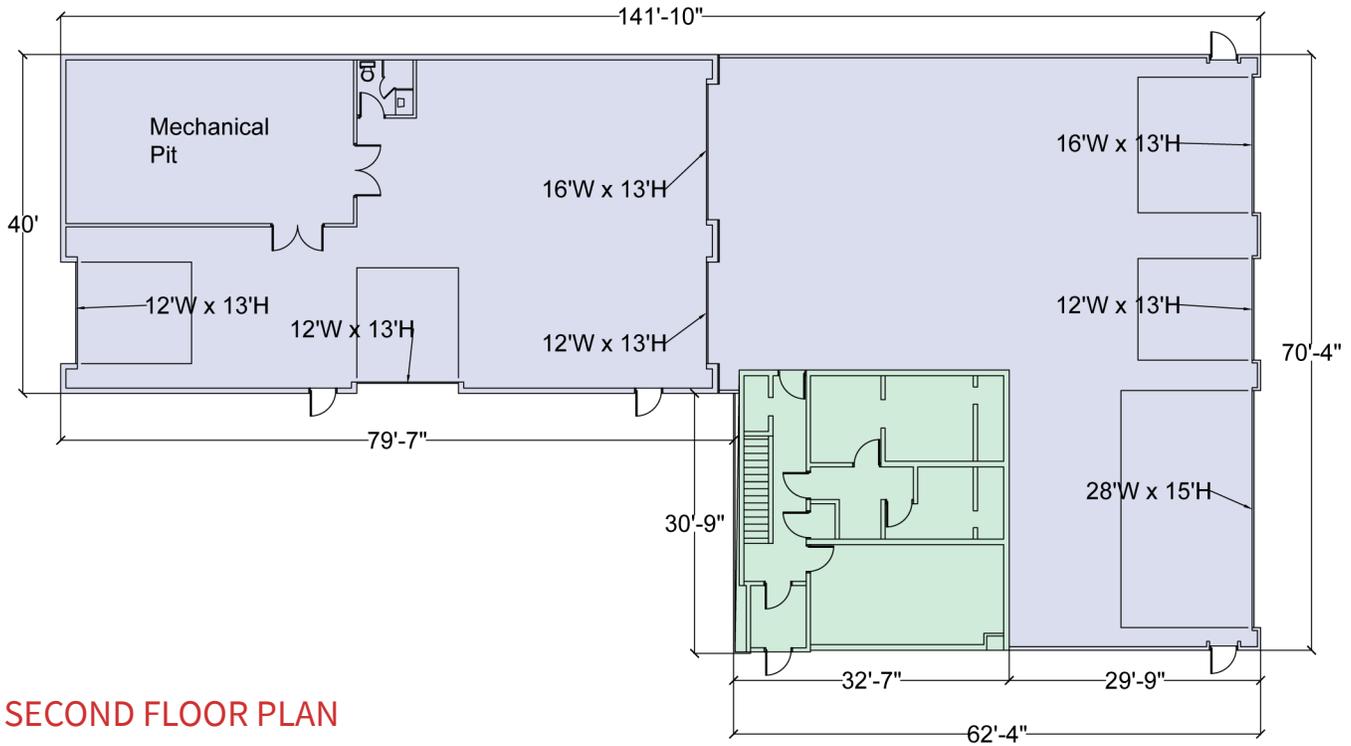


STRATA
 COLORADO STATE
 UNIVERSITY SYSTEM

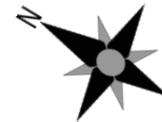
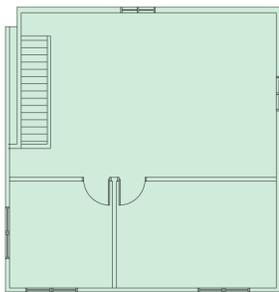
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FIRST FLOOR PLAN



SECOND FLOOR PLAN



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Highlighted Space Available

BUILDING FEATURES

- Approx 35,000 SQFT Available (two east bays, ~17,500 SF ea.)
- 18'- 6" minimum clear height
- Approx Bay Size 79.5' x 216'
- Large Outdoor Storage Potential
- Agricultural Uses Permitted





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MAP



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