

1101 ACADEMY CT 5

FORT COLLINS, CO 80524



FOR SALE OR LEASE



PROPERTY PROFILE

LEASE RATE: \$12.50/SF NNN | EST. NNN EXPENSES: \$5.83/SF
SALE PRICE: \$1,363,050 (\$225/SF)



6,058 SF
CONDO SF



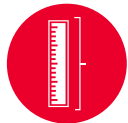
2000
YEAR BUILT



1 - 14'X14'
OHDS



50 X 50
OFFICE/SHOWROOM DIMENSIONS



75 X 50
WAREHOUSE DIMENSIONS



I - INDUSTRIAL DISTRICT
ZONING - TOWN OF FORT COLLINS



120/208V 3 PHASE
225 AMP X2
POWER



FULL HVAC
OFFICE/SHOWROOM CLIMATE



GAS HEATERS
WAREHOUSE CLIMATE



FLOOR DRAINS



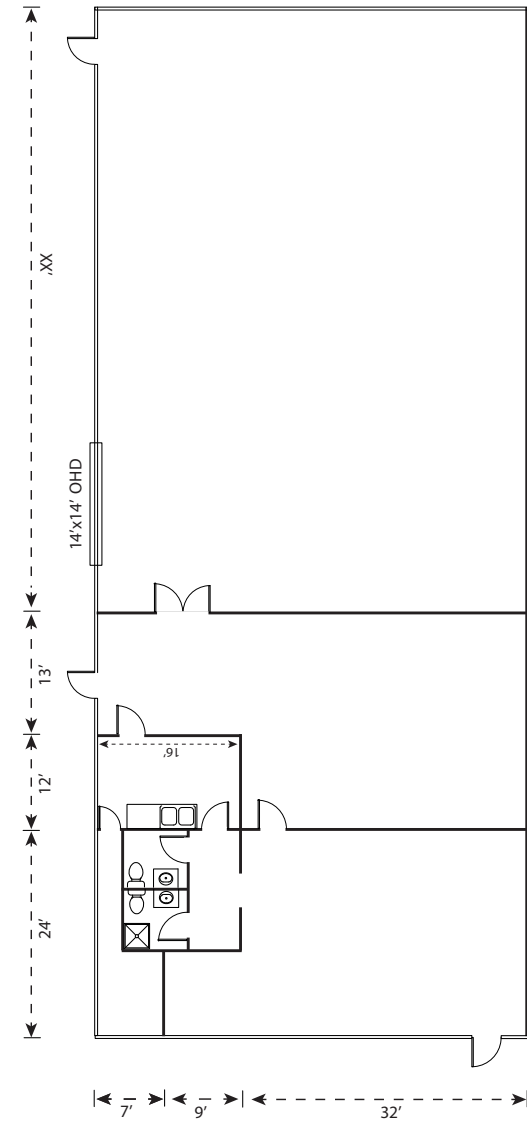
H-3 ROOM
CAN STORE
FLAMMABLE LIQUIDS



**UPGRADED
SPRINKLER SYSTEM**



PROPERTY FLOOR PLAN



PROPERTY PHOTOS



LOCATION MAP



DEMOGRAPHICS



172,581
2024 POPULATION



70,117
2024 HOUSEHOLDS (HH)



\$115,235
AVERAGE
HH INCOME



7,132
BUSINESSES

DRIVE TIMES

Old Town	5 Minutes
I-25	10 Minutes

Source: ESRI

1101 Academy Ct 5

1101 ACADEMY CT 5

FORT COLLINS, CO 80524

**NATE HECKEL**

Managing Director

Direct: +1 970 267 7724

nate.heckel@cushwake.com

TYLER MURRAY

Senior Director

Direct: +1 970 267 7404

tyler.murray@cushwake.com

TY MASHEK

Senior Associate

Direct: +1 303 525 3125

ty.mashek@cushwake.com



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.