



FORT COLLINS-LOVELAND INDUSTRIAL AIRPARK

5801 WRIGHT DRIVE

INDUSTRIAL SPACE FOR LEASE

LOVELAND, COLORADO 80538



**OFFICE/WAREHOUSE SPACE FOR LEASE IN THE
FORT COLLINS-LOVELAND INDUSTRIAL AIRPARK**

**LEASE RATE
\$12.50/SF NNN**

**NNN EXPENSES
\$4.15/SF**

This industrial/flex space is a total of 4,582 square feet (1,664 square feet of office and 2,918 square feet of warehouse) and is located in the Fort Collins-Loveland Industrial Airpark with quick access from I-25 and Crossroads Boulevard in Loveland, Colorado. The office area has four private offices, reception area, break room and two ADA restrooms. The warehouse has 20' clear height, one drive-in door (12' x 14'), gas heat, and 200 amp/3 phase power. The property also has yard area for outdoor storage of equipment and materials.

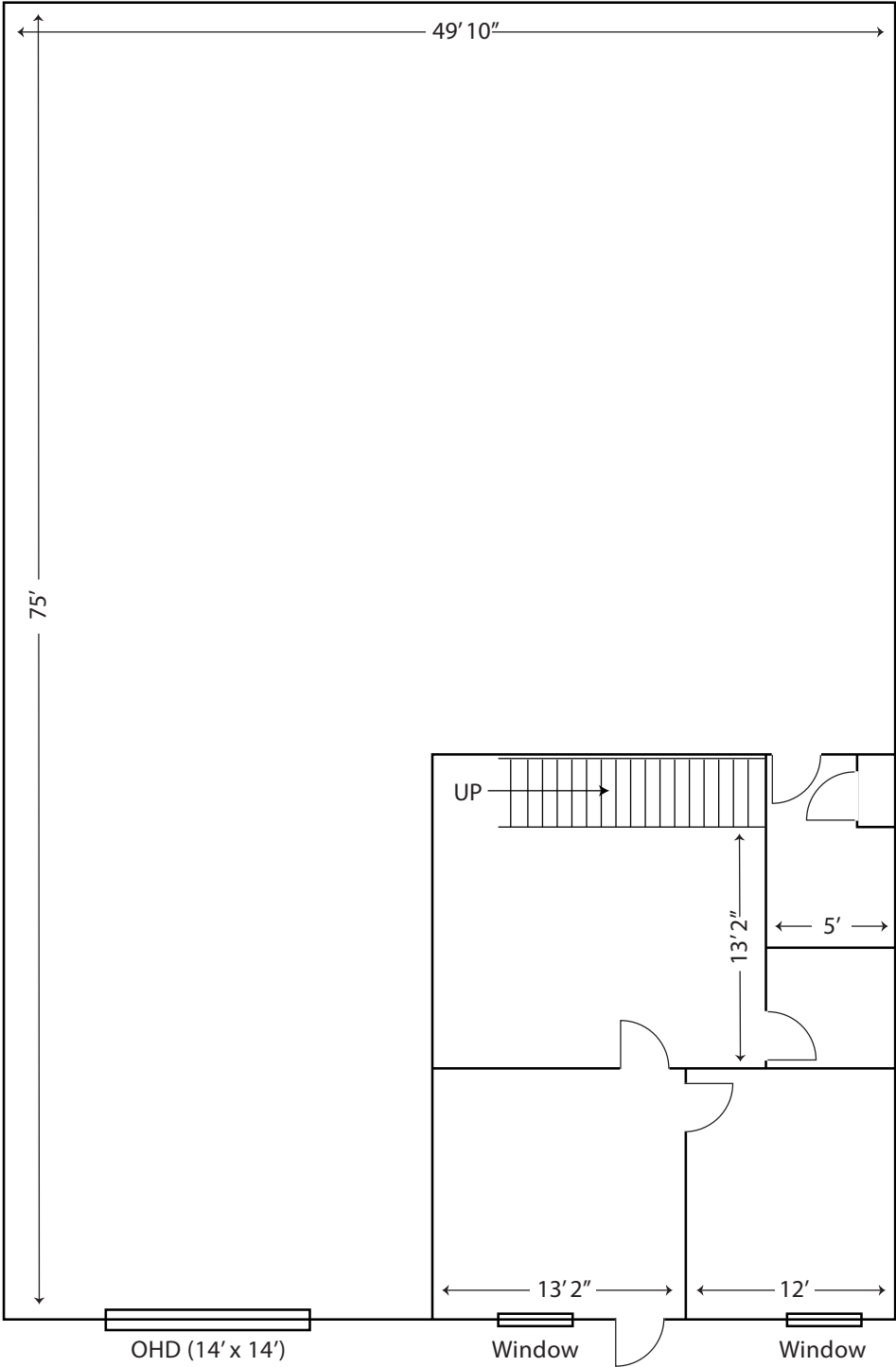


OFFICE/WAREHOUSE SPACE FOR LEASE
INDUSTRIAL OPPORTUNITY**PROPERTY HIGHLIGHTS**

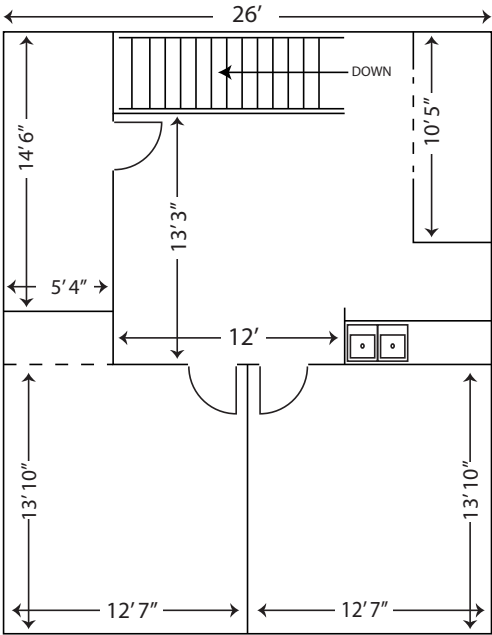
- Approximately 1,664 square feet of finished office area and 2,918 square feet of warehouse space
- 1 Overhead Door (12' x 14')
- 200 Amp, 3-phase power
- 4 Offices, reception area, break room, and 2 ADA restrooms
- Air conditioned and heated warehouse
- Phone/ethernet wiring
- Comcast available
- Security system
- Outside storage
- Minutes to I-25



MAIN FLOOR PLAN



SECOND FLOOR PLAN





For more information, please contact:

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