

AVAILABLE FOR LEASE

1705-1709 HEATH PARKWAY

FORT COLLINS, CO 80524



5,025 - 12,450 SF WAREHOUSE/OFFICE AVAILABLE FOR LEASE
LEASE RATE: \$11.00/SF NNN | NNN: EST. \$4.04/SF

1705-1709 Heath Parkway offers a 12,450 SF flex/warehouse opportunity in North Fort Collins. The property features a 7,425 SF industrial warehouse facility & a 5,025-SF office building with 1,200 SF of warehouse. Located only minutes from the amenities of Old Town, this is an excellent location ideal for any flex/warehouse or office user. Contact the listing brokers for more information on this great opportunity.

Property Highlights

- On-site Parking (30+ Spaces)
- Separate receiving & shipping doors
- Building Signage
- Easy access to Mulberry Street and I-25
- Close proximity to Old Town Fort Collins



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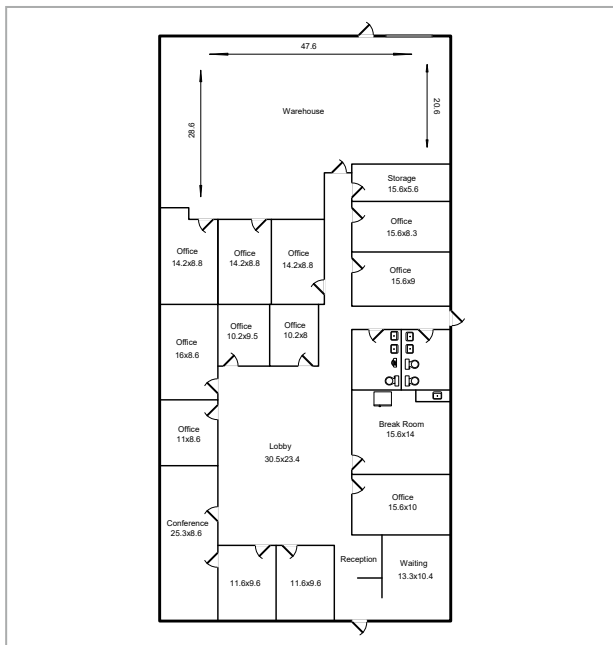


Office/Warehouse

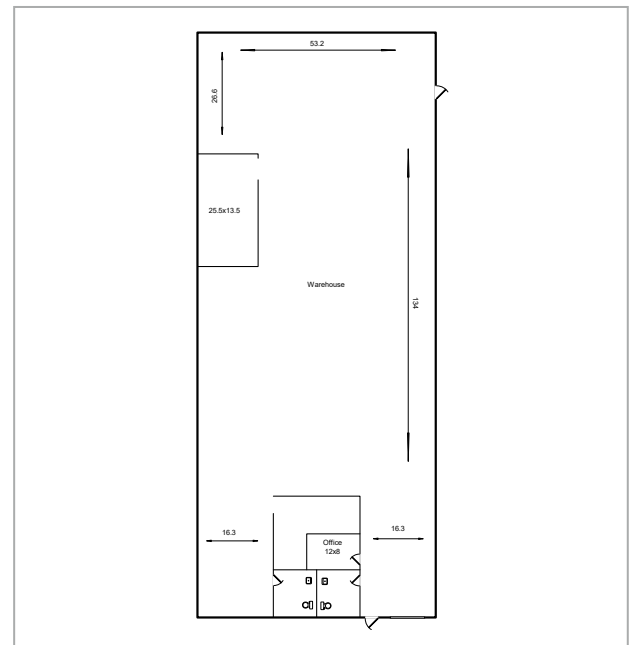
- 5,025 SF
- 3 Phase
- 200 amp (2-100 amp sub panels)
- 208/108 Service
- One 10' x 12' Overhead Door

Warehouse

- 7,425 SF
- 3 Phase
- 200 amp (2-100 amp panel)
- 208/108 Service
- Sprinkled
- Two 10' x 12' Overhead Doors

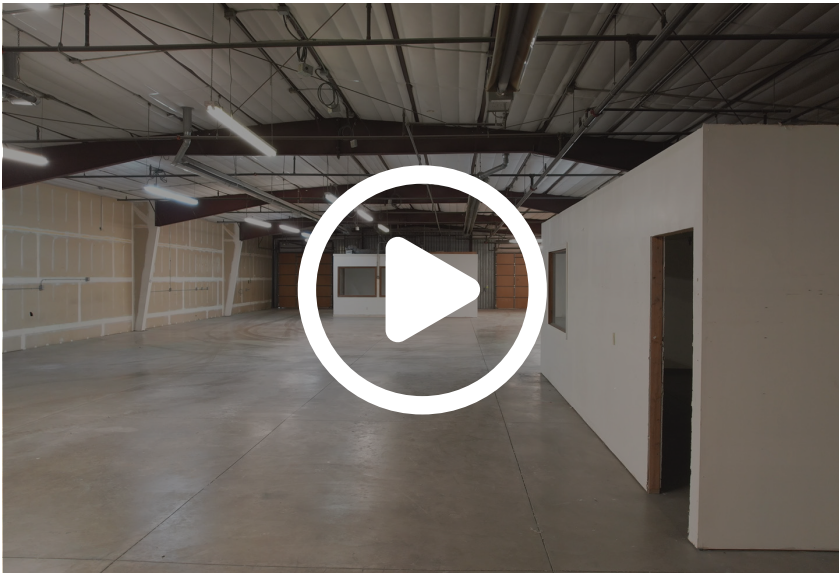


1705 HEATH PARKWAY

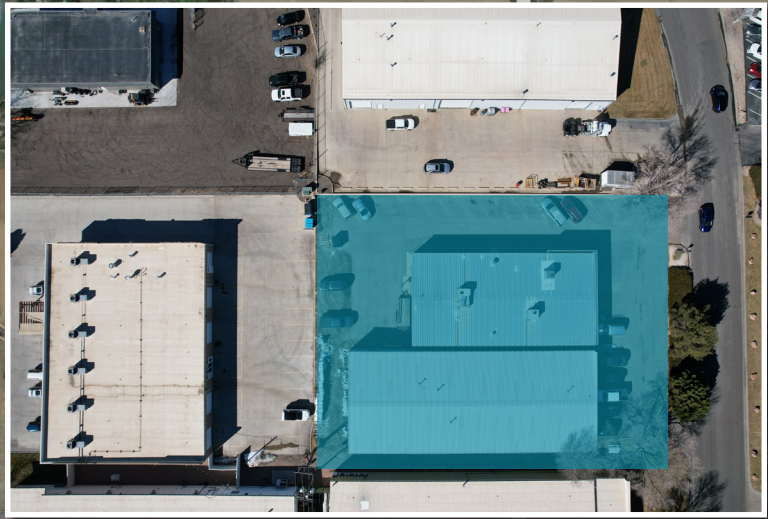


1709 HEATH PARKWAY

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Demographics	CoStar, 2024		
	2 Miles	5 Miles	10 Miles
2024 Population	28,434	156,524	248,960
2024 Households (HH)	11,983	64,076	97,997
Avg. HH Income	\$91,511	\$93,074	\$108,456
Daytime Employment	38,103	98,691	118,381



FOR MORE INFORMATION, CONTACT:

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