

2415 East Mulberry Street, Fort Collins, Colorado 80524

SOUTHEAST CORNER OF TIMBERLINE ROAD & MULBERRY STREET

AVAILABILITY:

Unit 8: 4,953SF @ \$12/SF NNN*

Unit 11: 2,935SF @ \$12/SF NNN*

*NNN's = \$8.71/SF, Based on CAM Reconciliations for year ending 12/31/25



PROPERTY DESCRIPTION:

HIGHLY VISIBLE LOCATION FOR RETAIL SHOWROOM/ WAREHOUSE OR OFFICE SPACE. GREAT EXPOSURE ON SOUTHEAST CORNER OF EAST MULBERRY STREET AND SOUTH TIMBERLINE ROAD, A SIGNALIZED INTERSECTION. CENTRALLY LOCATED WITH EASY ACCESS TO I-25 AND DOWNTOWN FORT COLLINS.

IMPORTANT FEATURES:

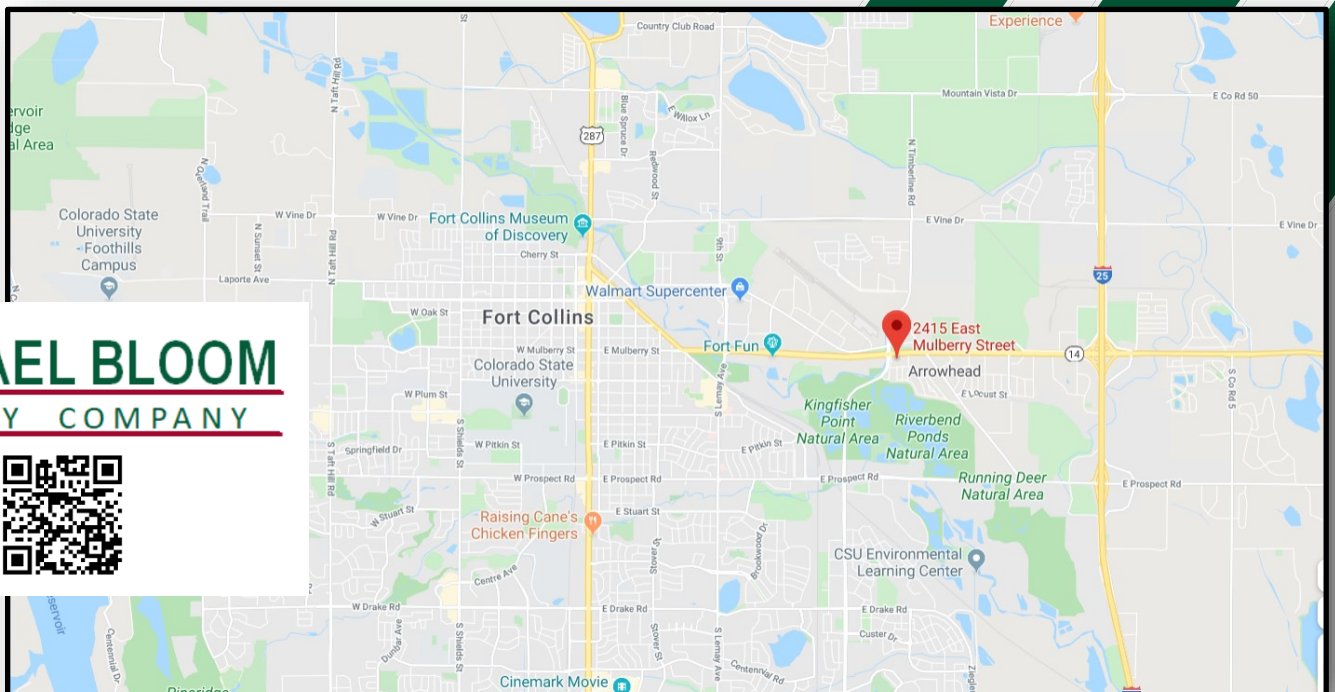
- OVERHEAD DOORS
- CLEAR HEIGHT 18' TO DECK
- FIRE SPRINKLERED BUILDING
- NATIONALLY RECOGNIZED TENANT MIX
- 31,000 VEHICLES PER DAY ON E MULBERRY ST**
- 55,000 POPULATION WITHIN 3 MILES*

*Source - Costar

**Source - Fort Collins GIS



MICHAEL BLOOM
REALTY COMPANY



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SPACE AVAILABILITY

Available	Total SQ FT	Loading
Unit 8	4,355	1 Drive-In
Unit 11	2,935	1 Drive-In

