

**SUMMIT COMMERCIAL CENTER**


# 1,500 - 4,500 SF INDUSTRIAL/FLEX CONDOS

## AVAILABLE FOR SALE OR LEASE

Flexible leasing options are available within this industrial complex, offering configurations to suit a variety of business needs. Each unit is equipped with 1-2 offices, private restroom and a 12'x12' overhead door, providing convenient access and efficient loading capabilities. This property is located in a Colorado [Opportunity Zone](#).

UNIT	SIZE (SF)	LEASE RATE	NNN	SALE PRICE
<b>9*</b>	1,500	\$11.50/SF	\$5.63/SF	\$375,000
<b>13</b>	1,500	LEASED	\$5.63/SF	\$375,000
<b>14*</b>	1,500	\$11.50/SF	\$5.63/SF	\$375,000

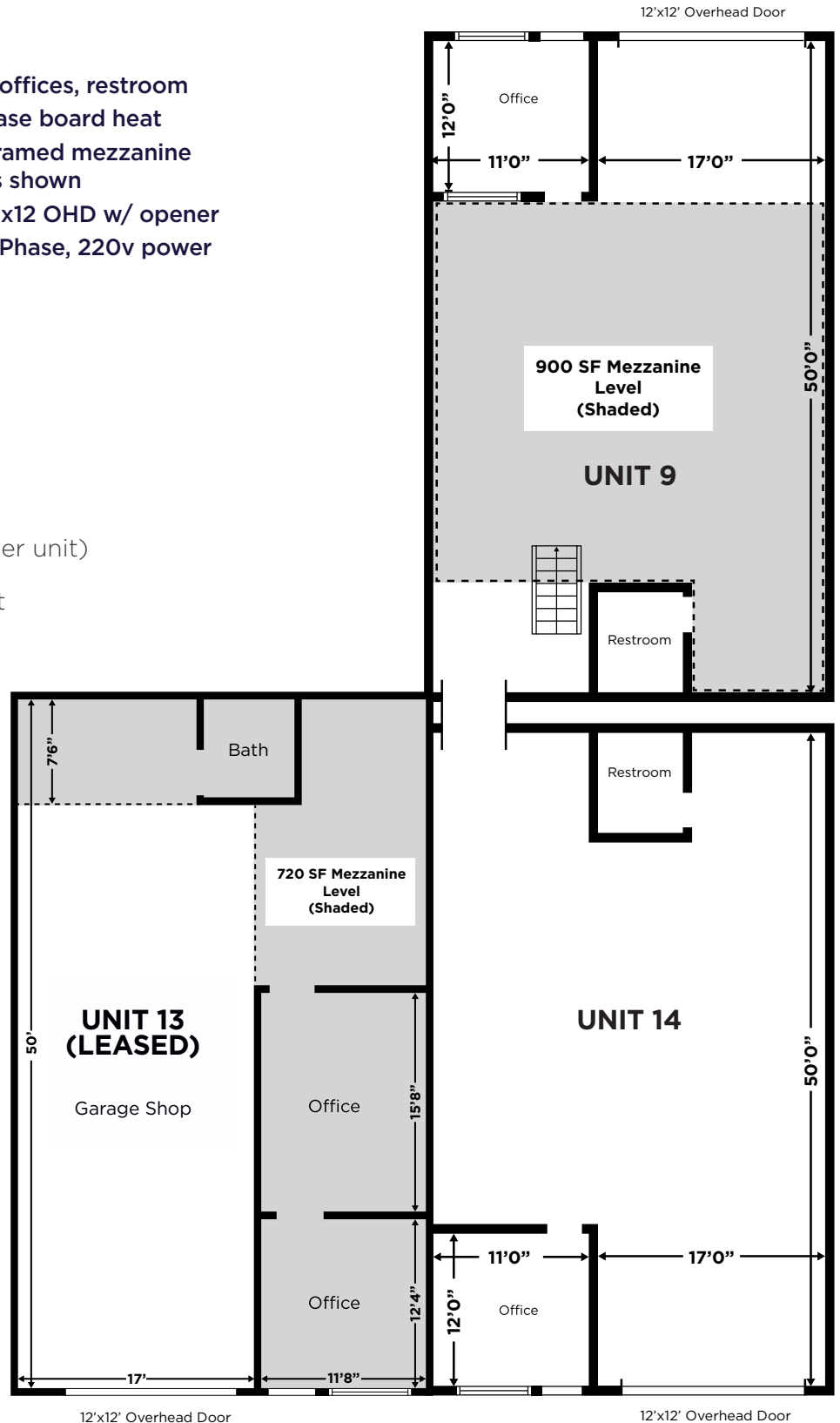
*\*Units 9 & 14 can be combined for 3,000 SF*

## FLOOR PLAN

- Private offices, restrooms
- Mini split heat/cooling in office
- Structural mezzanine throughout much of the warehouse
- 12x12 OHD w/ Opener
- 3 Phase, 220v power
- 2 offices, restroom
- Base board heat
- Framed mezzanine as shown
- 12x12 OHD w/ opener
- 3 Phase, 220v power

## PROPERTY FEATURES

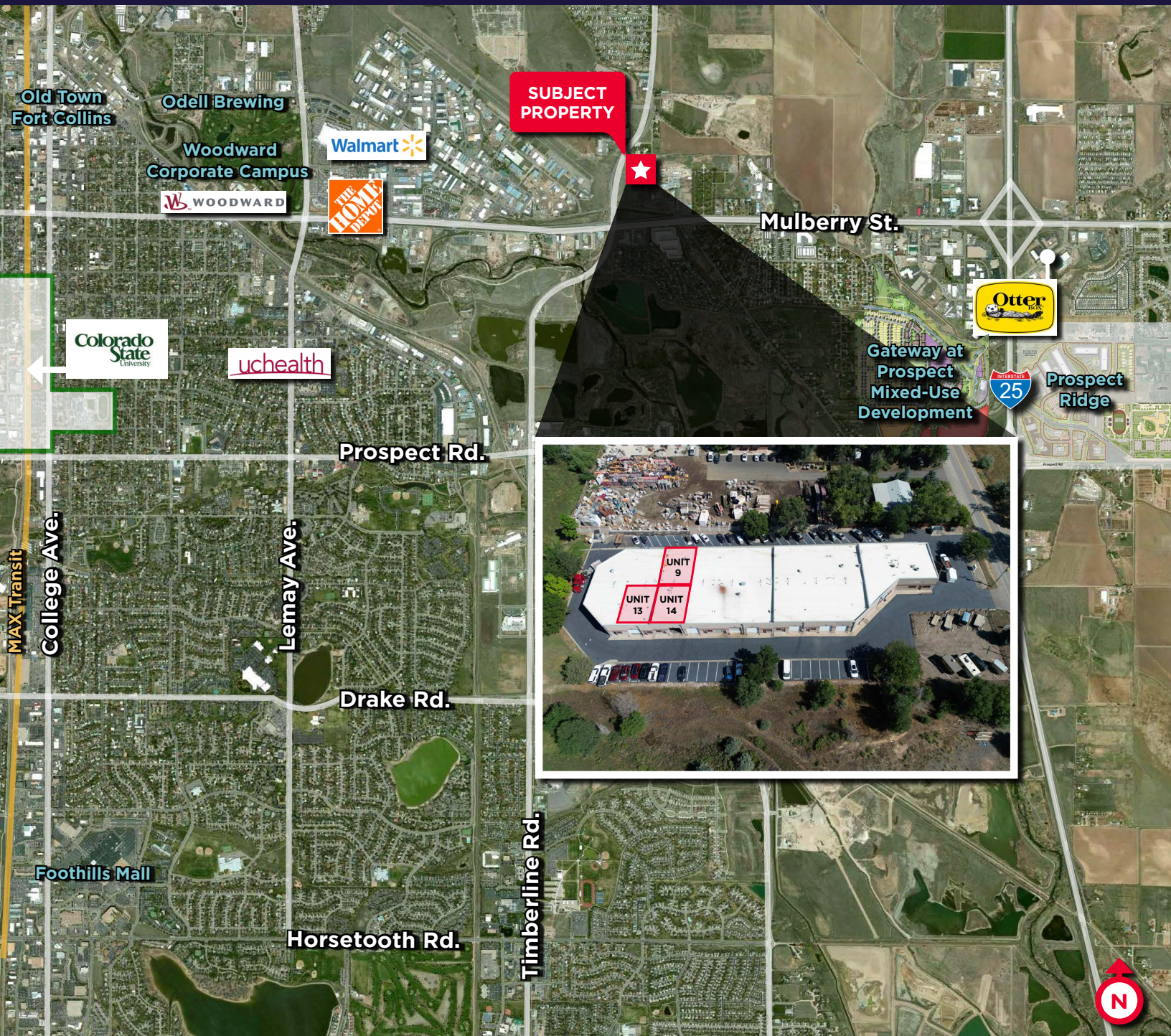
Clear Height	14'
YOC	1999
Loading	(1) 12' x 12' OHD (per unit)
Zoning	IL - Industrial Light





# 309 S. SUMMIT VIEW DRIVE

FORT COLLINS, COLORADO 80524



For more information, please contact:

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