



## 6,530 SF - 13,840 SF INDUSTRIAL/RETAIL/FLEX SPACES

Lease Rate: \$12.00/SF NNN | NNN (Est.): \$5.83/SF

## CONVENIENT ACCESS TO INTERSTATE 25 AND HIGHWAY 287

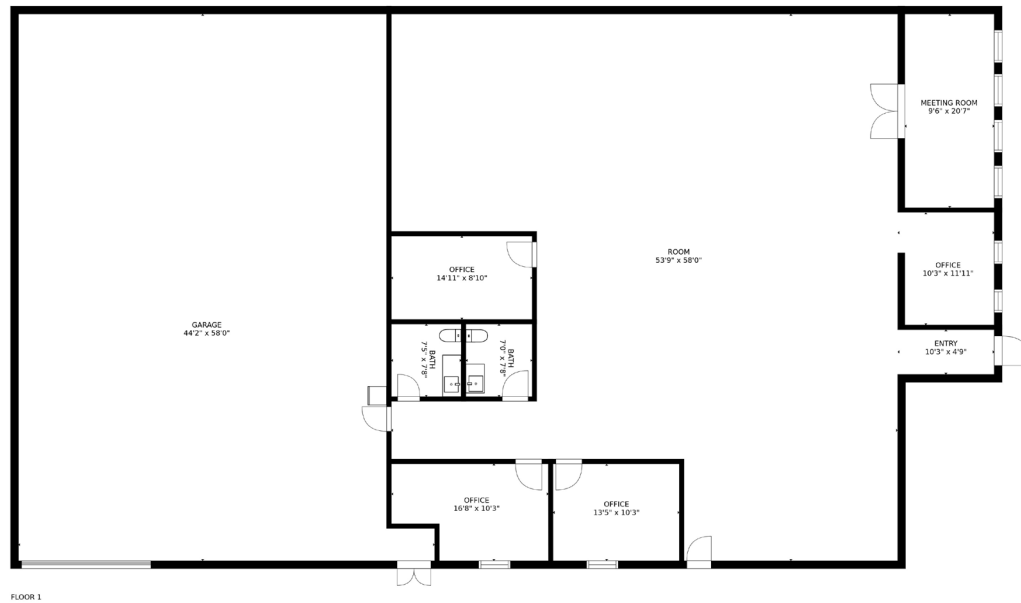
This 13,840 square-foot industrial property is strategically located in northern Fort Collins, offering highly convenient access to I-25. Units A and B are available together or separately, offering 6,530 SF to 13,840 SF. This property features a functional layout that includes ample warehouse space complemented by dedicated office areas. This configuration provides the necessary flexibility to effectively accommodate a wide range of industrial, retail, and flex users.

*Please contact the listing brokers for additional information.*

### PROPERTY FEATURES

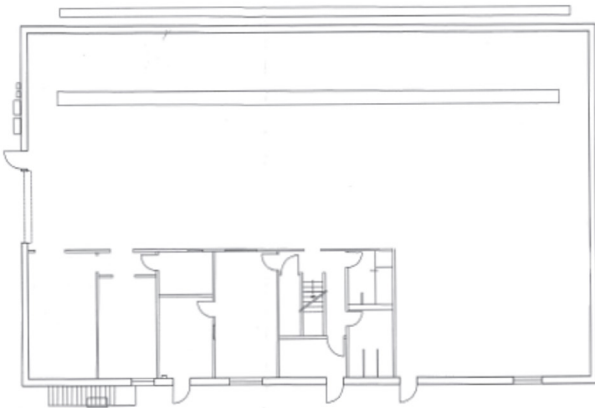
<b>Building Size</b>	13,840 SF
<b>Unit A Size</b>	6,530 SF
<b>Unit B Size</b>	7,310 SF
<b>Year Built</b>	1966
<b>Land Size</b>	0.71 Acres
<b>Loading</b>	One (1) 12'x 12' Overhead Door (Unit A) One (1) 12'x 12' Overhead Door (Unit B)
<b>Zoning</b>	IL (Industrial Light) - Larimer County <a href="#">Link to Zoning Code</a>

## FLOOR PLAN | UNIT A - 6,530 SF

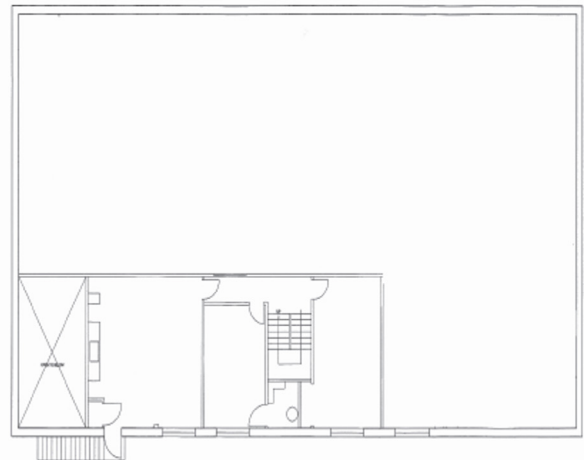


## FLOOR PLANS | UNIT B - 7,310 SF

### 1ST FLOOR:



### 2ND FLOOR:











**POPULATION**

	2 Mile	5 Miles	10 Miles
2024 Population	34,347	162,221	250,246
2029 Population Projection	36,551	171,566	266,703
2024 Households	14,146	66,270	98,564
Abg. Household Income	\$88,807	\$94,290	\$108,294

Source: CoStar, 2025

For more information, please contact:

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