



FORT COLLINS, COLORADO 80524



## 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**

**Building Size** 13,840 SF

Unit A Size 6,530 SF

Unit B Size 7,310 SF
Year Built 1966

Land Size 0.71 Acres

Loading One (1) 12'x 12' Overhead Door (Unit A)

One (1) 12'x 12' Overhead Door (Unit B)

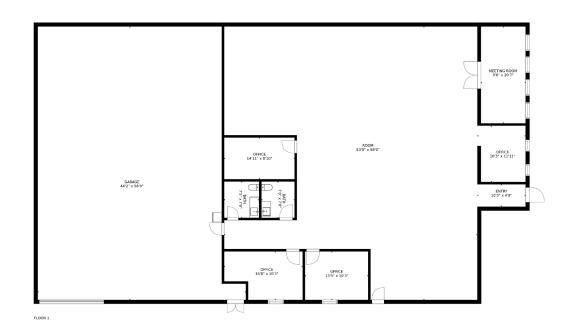
**Zoning** IL (Industrial Light) - Larimer County

Link to Zoning Code



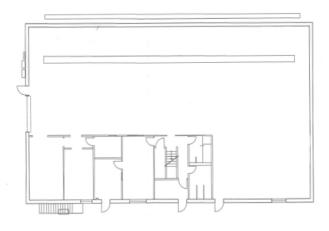


## FLOOR PLAN | UNIT A - 6,530 SF

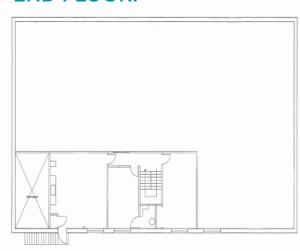


## FLOOR PLANS | UNIT B - 7,310 SF

#### **1ST FLOOR:**

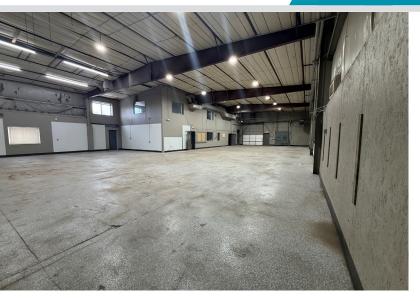


### 2ND FLOOR:



















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