



INDUSTRIAL/FLEX UNIT FOR SALE OR LEASE

PROPERTY TYPE: **INDUSTRIAL / FLEX**

AVAILABLE: **1,500 SF**

SALE PRICE: **\$325,000 (\$216.67/SF)**

LEASE RATE: **\$11.50/SF NNN (\$8.83/SF)**

NNN Breakdown:

Property Taxes: **\$7,933.26 (\$5.29/SF)**

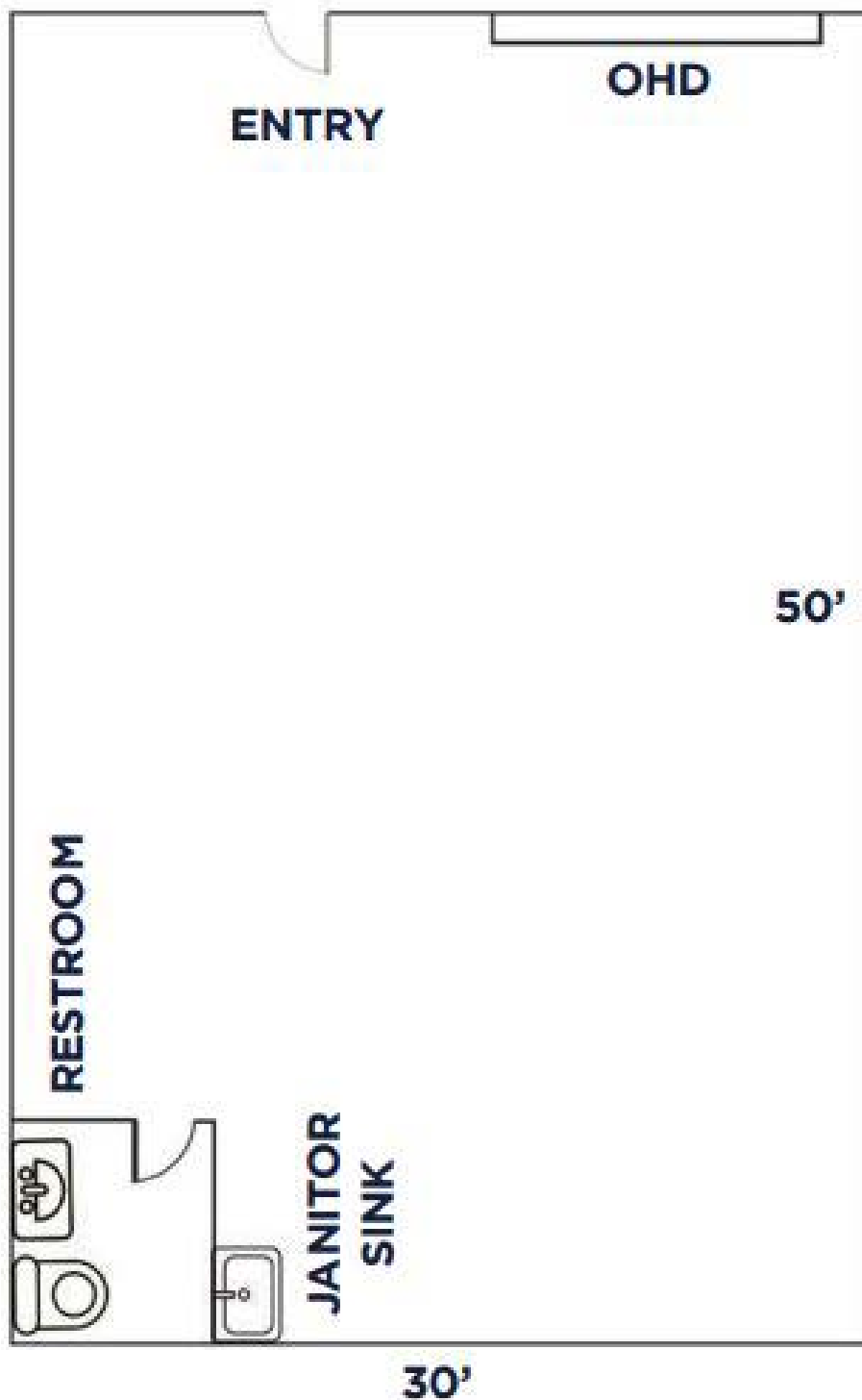
Insurance: **\$850 (\$0.57/SF)**

Trash: **\$300 (\$0.20/SF)**

Owners Association: **\$4,152 (\$2.77/SF)**

FEATURES:

- 12' h x 12' w OHD
- 16' clear height
- Open layout with bathroom
- Newly paved road and parking
- New masonry wall constructed on north end
- Excellent location along Mulberry with close access to I-25, and downtown Fort Collins
- Masonry construction with a steel deck roof



SITE LOCATION

309 S. SUMMIT VIEW, UNIT 7 • FORT COLLINS, CO 80524

21.1

MILES
TO LOVELAND

28.1

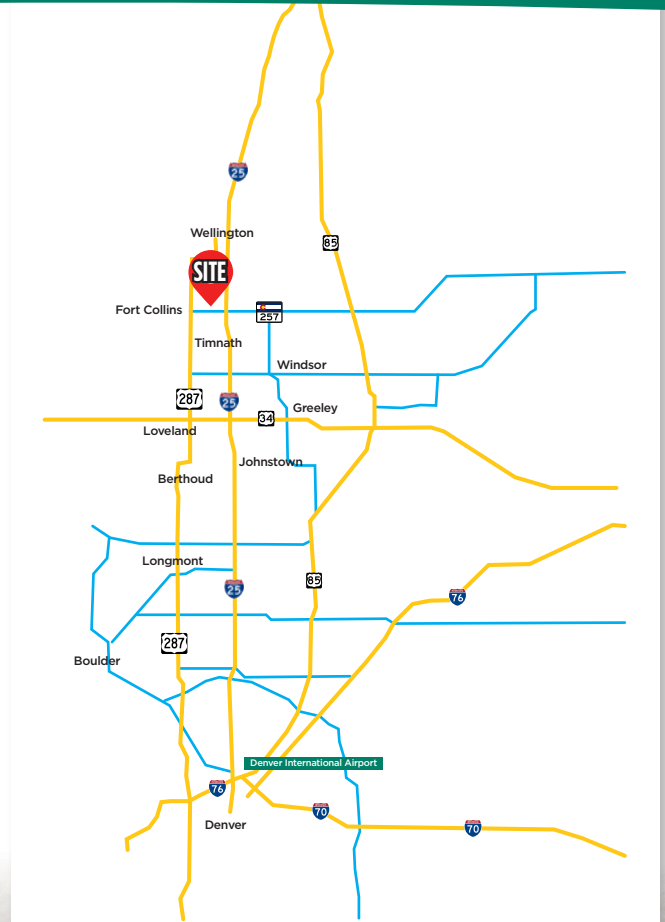
MILES
TO GREELEY

43

MILES
TO CHEYENNE

63.1

MILES
TO DENVER
INTERNATIONAL
AIRPORT



Fort Collins

712 Whaler's Way, Bld. B, Suite 300
Fort Collins, CO 80525
970.229.9900

Loveland

200 E. 7th Street, Suite 418
Loveland, CO 80537
970.593.9900

Greeley

1711 61st Avenue, Suite 104
Greeley, CO 80634
970.346.9900

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