

**301**  
**AIRPARK DRIVE**

**FORT COLLINS  
CO 80524**

**Industrial Property with Fenced Yard**

**Lease Rate:  
\$13.00/SF NNN | NNN: \$5.36/SF  
(Estimated)**

**Available For Lease  
6,589 SF**

**CUSHMAN &  
WAKEFIELD**





FENCED YARD

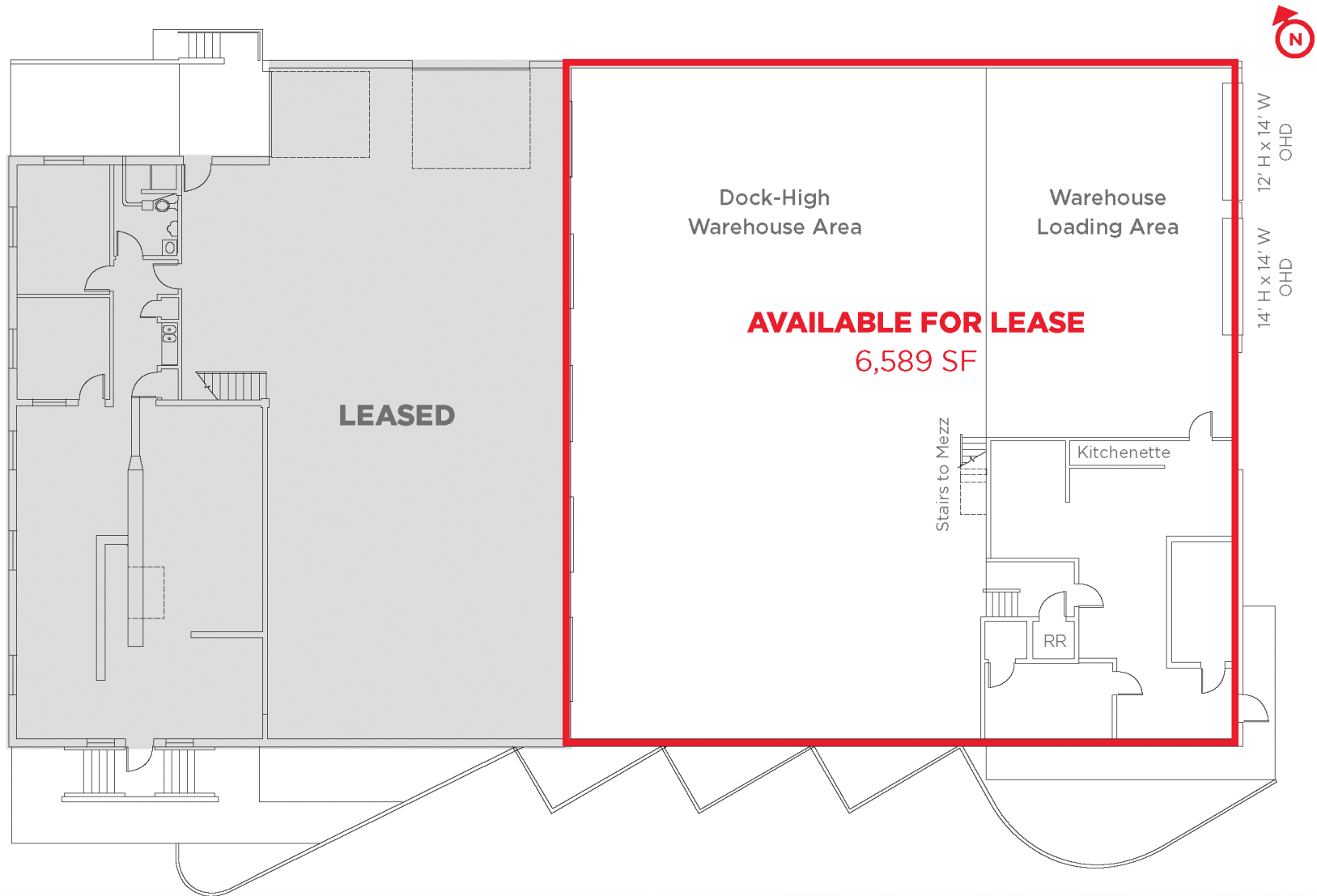
## // PROPERTY FEATURES

301 Airpark is located in the Fort Collins Industrial Airpark just 2.5 miles from I-25. There are two (2) overhead doors with internal dock-high access. The 6,589 square foot warehouse comes with 0.5 acre of fenced outside storage. There are two private offices, one conference room, one private restroom, and a breakroom located within the retail/showroom. Contact the listing broker for additional information.

### PROPERTY HIGHLIGHTS

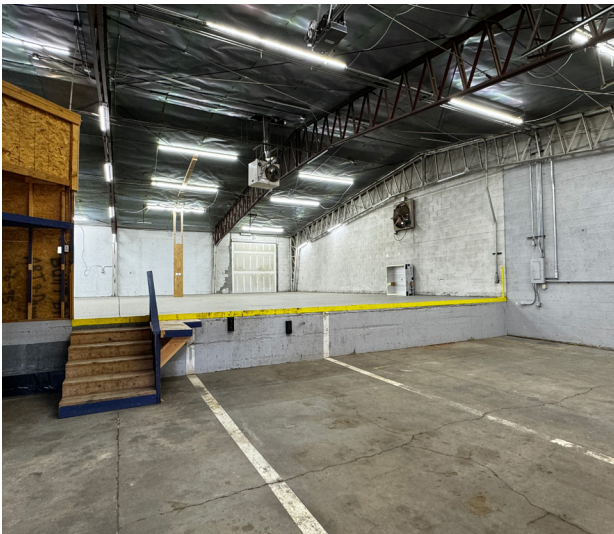
- Warehouse/office with showroom potential
- Office area includes 2 offices plus conference room
- ±0.5 Acre fenced outside storage
- Easy access to Mulberry Street and Interstate 25
- Available Size: 6,589 SF
- Site Size: ±1.4 Acres
- Clear Height: 13' - 16'
- Loading (2) Drive-in doors with covered dock-high loading access
- Power 200 Amps

# // PROPERTY FLOORPLAN





# // GALLERY










# // FORT COLLINS

- Advanced Energy Industries, Inc.
- Anheuser Busch
- Banner Health
- Colorado State University
- Columbine Health Systems
- Hewlett-Packard Enterprise
- Kaiser Permanente
- Platte River Power Authority
- University of Colorado Health
- Water Pik
- Woodward
- Xcel Energy Co.

 2023 Total Population  
**172,250**

 2023 Total Households  
**69,662**

 2023 Median Household Income  
**\$85,480**

## CONTACT

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