



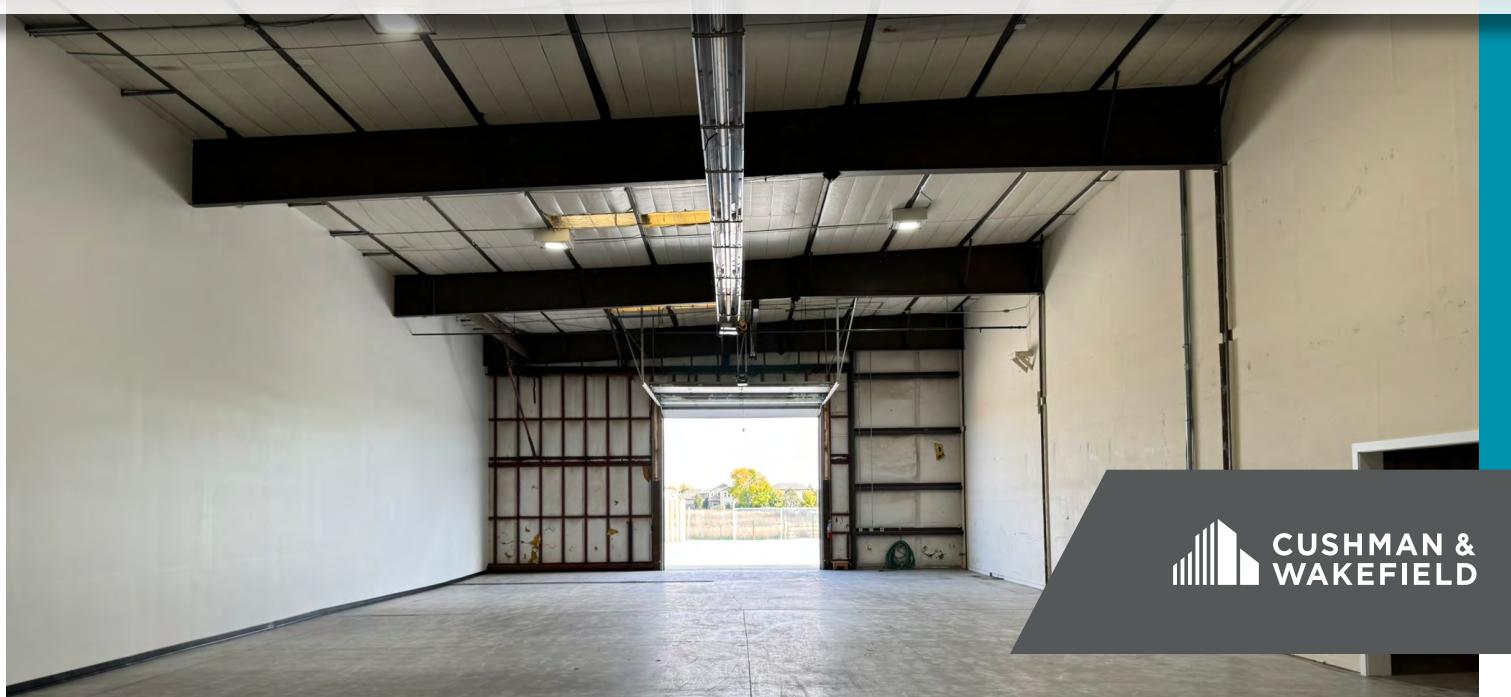
FOR LEASE

128 RACQUETTE DRIVE

FORT COLLINS, CO 80524

LEASE RATE: \$12.00/SF | NNN'S: \$4.56/SF

4,800 SF AVAILABLE
±3,000 SF YARD



 CUSHMAN &
WAKEFIELD



PROPERTY HIGHLIGHTS

4,800 SF industrial unit available for lease in a highly desirable North Fort Collins location. Conveniently situated near major arterials including College Avenue, Mulberry Street, and I-25, this property offers excellent access to local and regional markets. The space features one 14' x 14' drive-in door, 17'-19' clear height, and an open layout ideal for a wide range of industrial, fabrication, warehouse, or service-oriented uses. An outstanding opportunity for businesses seeking functional space in a prime Fort Collins location.

SF AVAILABLE

4,800 SF

LEASE RATE

\$12.00/SF

NNN's

\$4.56/SF

LOADING

14' x 14' Drive-In

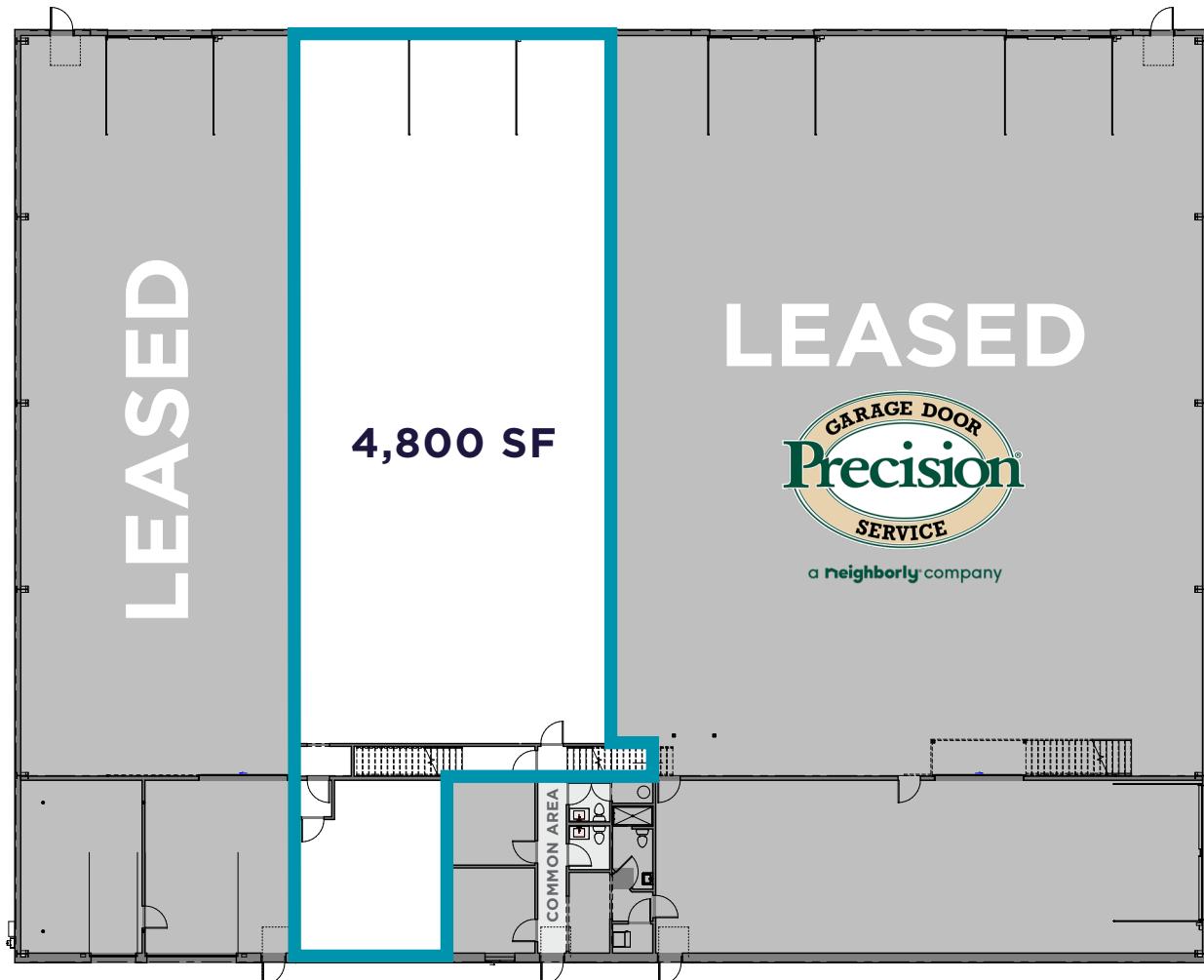
CLEAR HEIGHT

17'-19'

ZONINGIL - Industrial Light
Larimer County 

FLOOR PLAN

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DRIVE TIMES

LOCATION	DRIVE TIME	MILES
Mulberry St	3 minutes	0.7 miles
College Ave	8 minutes	2.4 miles
I-25	9 minutes	3.6 miles

FOR MORE INFORMATION PLEASE CONTACT:

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