

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







## PROPERTY HIGHLIGHTS

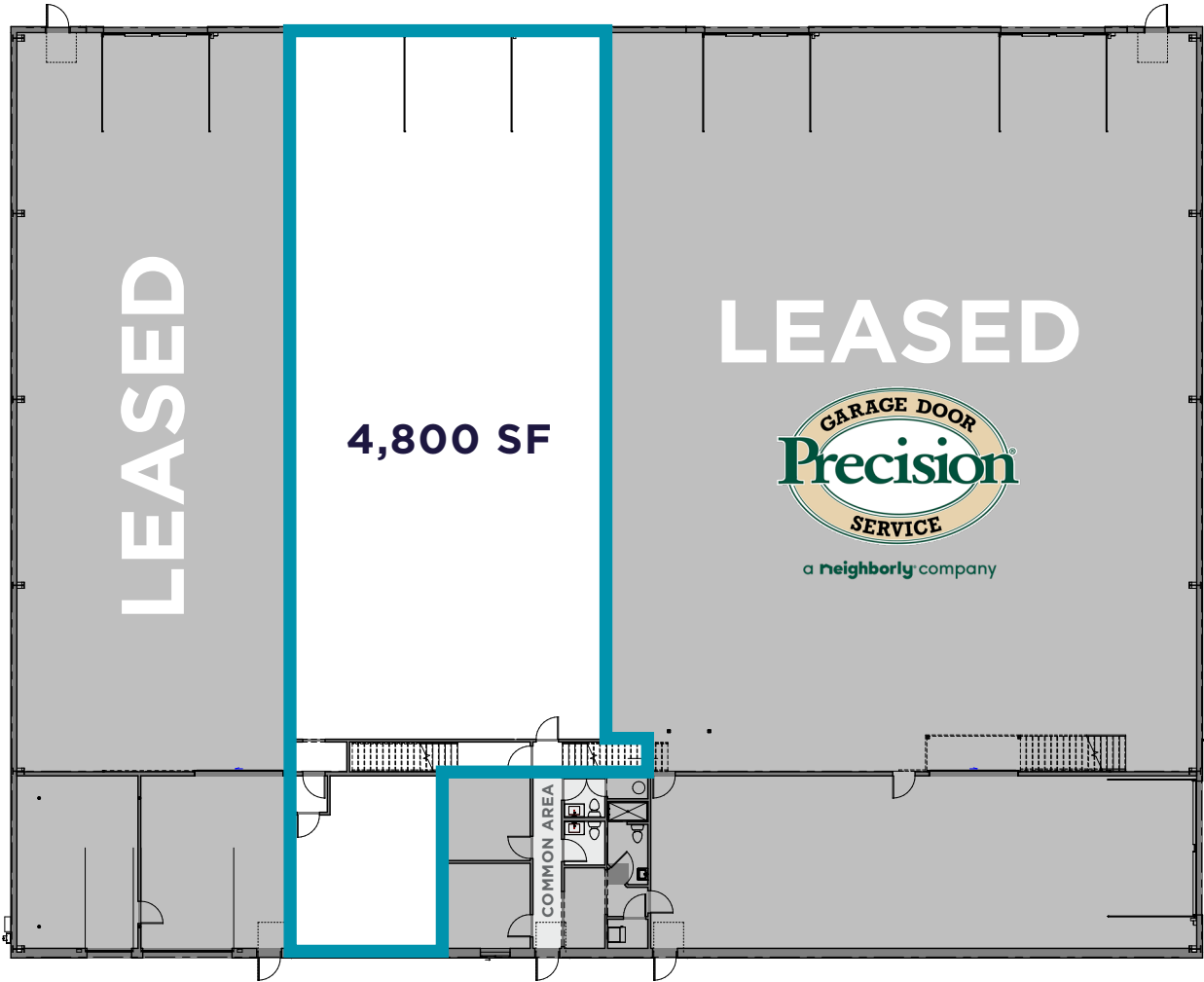
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4,800 SF industrial unit available for lease in a highly desirable North Fort Collins location. Conveniently situated near major arterials including College Avenue, Mulberry Street, and I-25, this property offers excellent access to local and regional 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.

<b>SF AVAILABLE</b>	4,800 SF
<b>LEASE RATE</b>	\$12.00/SF
<b>NNN's</b>	\$4.56/SF
<b>LOADING</b>	14' x 14' Drive-In
<b>CLEAR HEIGHT</b>	17'-19'
<b>ZONING</b>	<u>IL - Industrial Light</u> <u>Larimer County</u> 



# FLOOR PLAN





#### 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

OUTDOOR  
STORAGE

RACQUETTE DRIVE

#### FOR MORE INFORMATION PLEASE CONTACT:

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