

# For Lease- New Construction- Industrial Office/Warehouse

4015 John Deere Drive, Unit B, Fort Collins, CO 80521



## Offering Highlights

- New construction office/warehouse for lease
- Available approximately June 1st, 2019
- 15,000 sq. ft.
- Dock-high loading and grade-level access
- Great location in North Fort Collins- right off of I-25 & Mulberry



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## Lease Overview

<b>Rentable Sq Ft:</b>	15,000 SF
<b>Base Rent:</b>	\$12.00/sq. ft./annually
<b>NNN Expenses:</b>	\$3.95/sq. ft./annually (estimated)
<b>Total Monthly Rent:</b>	\$19,937.50 (plus utilities)
<b>Zoning:</b>	C- Commercial (Larimer County)
<b>Loading:</b>	3 dock-high doors and 1 grade-level door
<b>Power:</b>	110/220V
<b>Market:</b>	Northern CO
<b>Sub Market:</b>	Fort Collins



## Property Overview

<b>Lease Comments:</b>	New construction office/warehouse available for lease approximately June 1st, 2019. This Property offers 15,000 sq. ft. with both dock-high and grade-level loading, 110/200V power, and more. There are three 8' x 10' dock high doors, and one 16' x 16' grade-level loading door. Located in Larimer County and zoned C-Commercial- ideal for any type of industrial/light industrial user.
<b>Location:</b>	Located in North Fort Collins right off of Interstate 25 & Mulberry/HWY 14.



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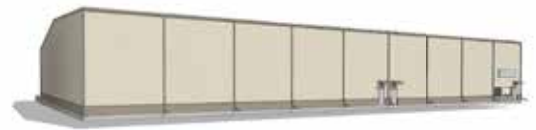


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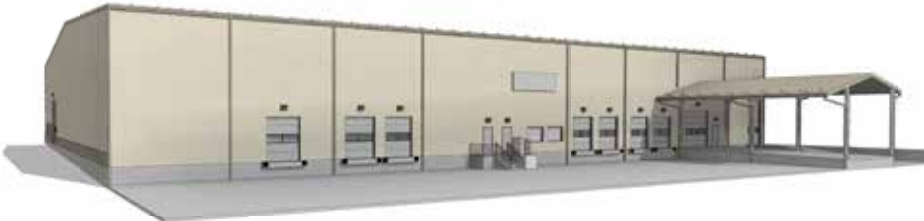
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SOUTHEAST PERSPECTIVE



NORTHEAST PERSPECTIVE



SOUTHWEST PERSPECTIVE



NORTHWEST PERSPECTIVE

Photo caption



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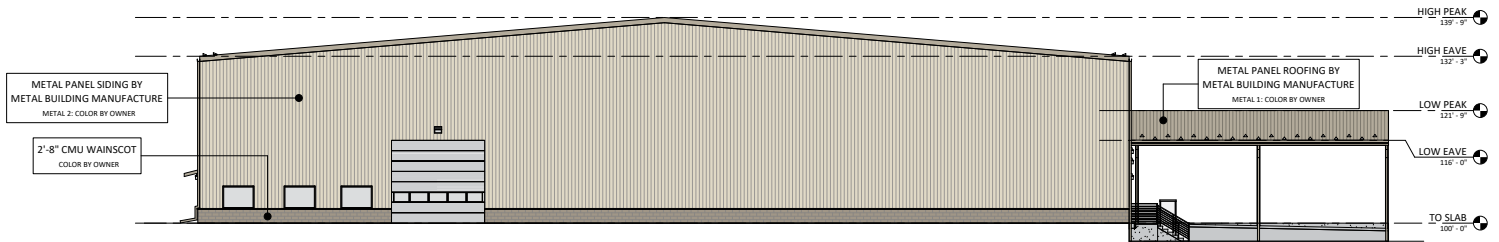
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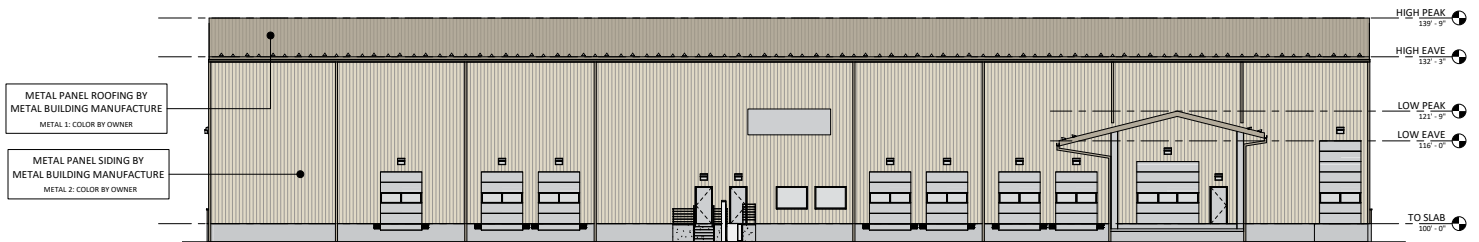
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy.

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**WEST ELEVATION**  
3/32" = 1'-0"



**SOUTH ELEVATION**  
3/32" = 1'-0"

Photo caption



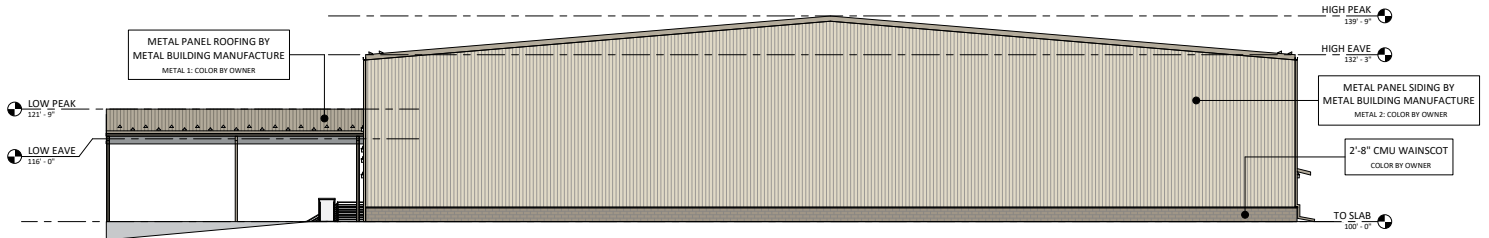
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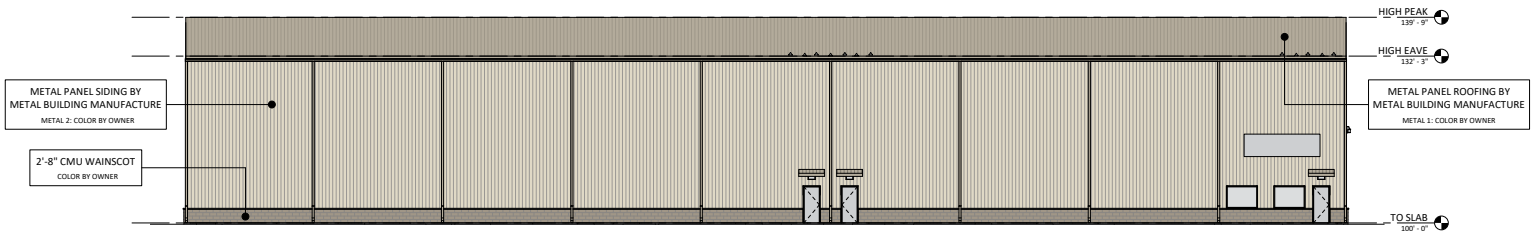


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**EAST ELEVATION**  
3/32" = 1'-0"



**NORTH ELEVATIONS**  
3/32" = 1'-0"

Photo caption



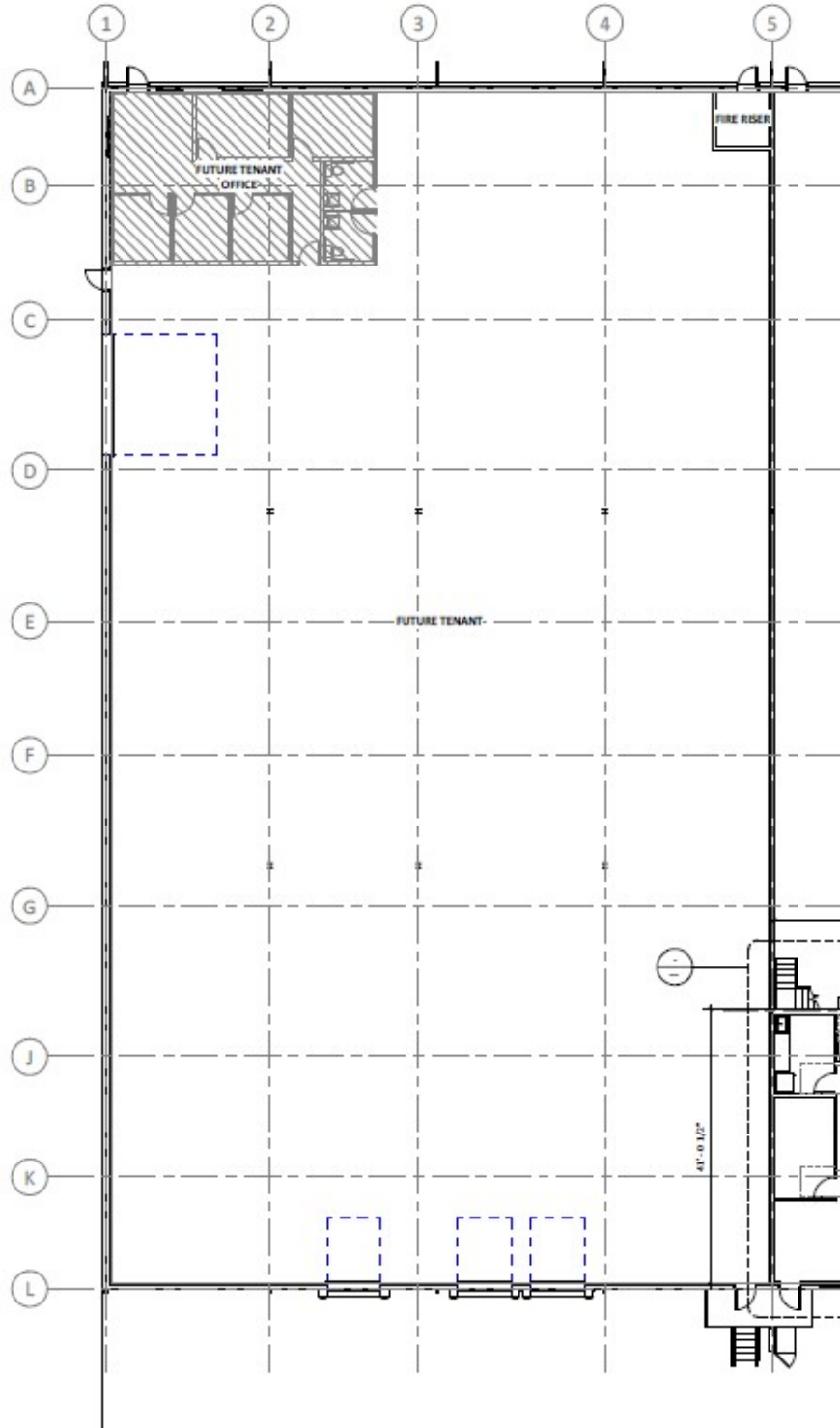
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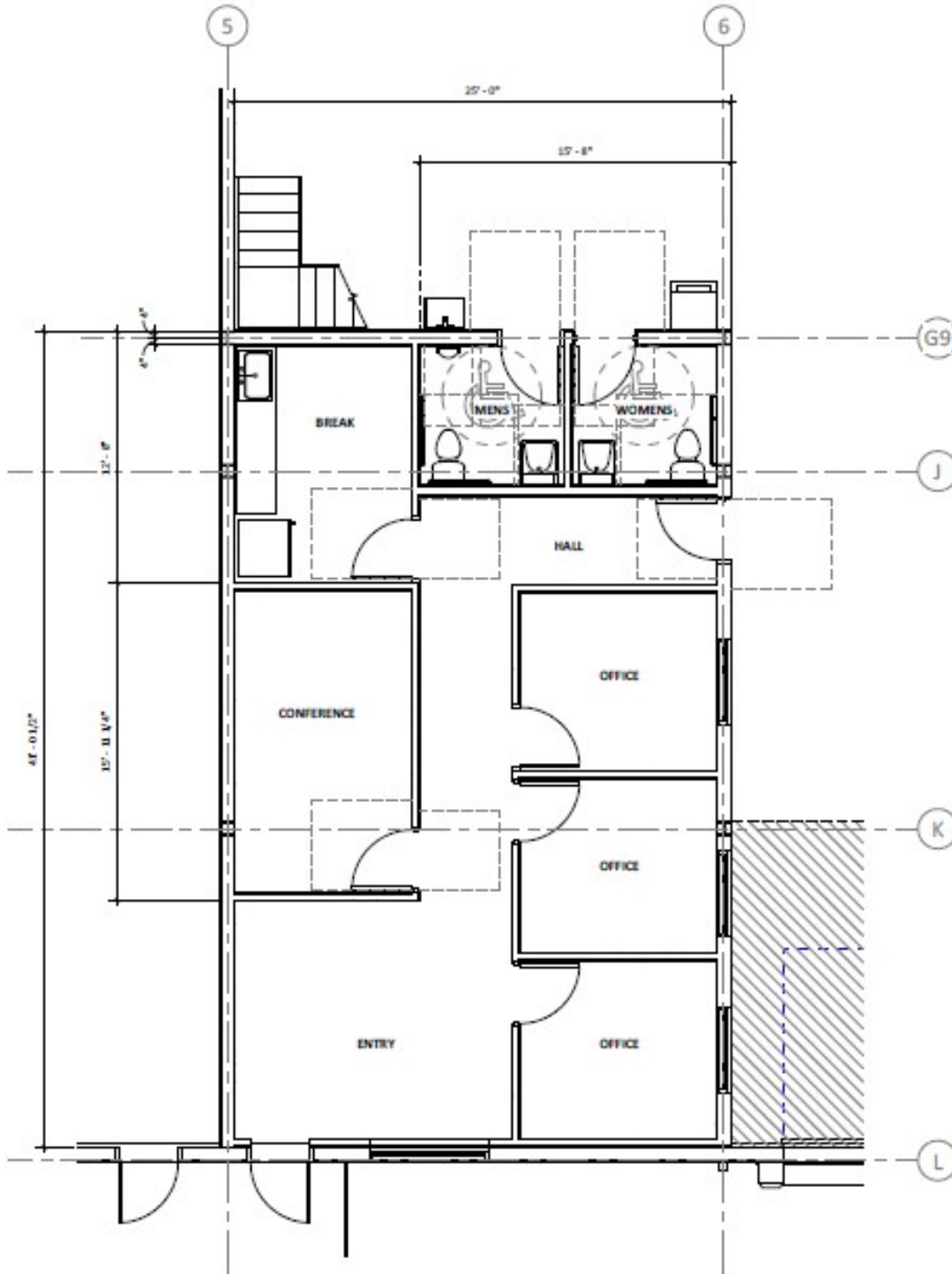
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