



INDUSTRIAL/FLEX FOR SUBLEASE

500 East Vine Drive, #100

Fort Collins, Colorado 80524

6,225 SF WITH YARD
AVAILABLE



PROPERTY OVERVIEW

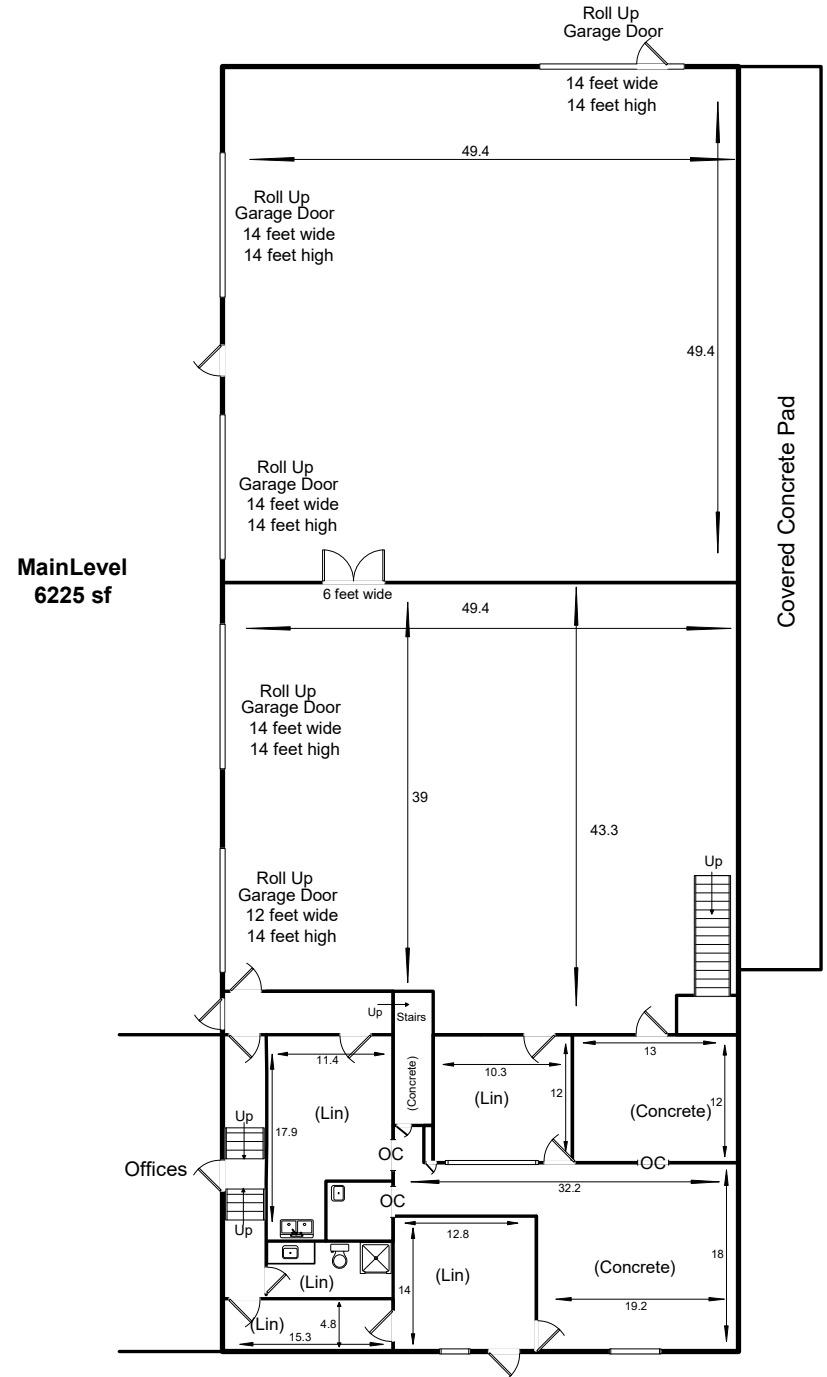
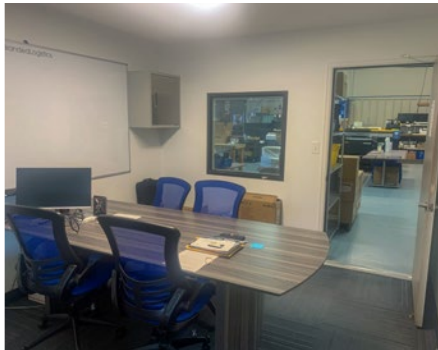
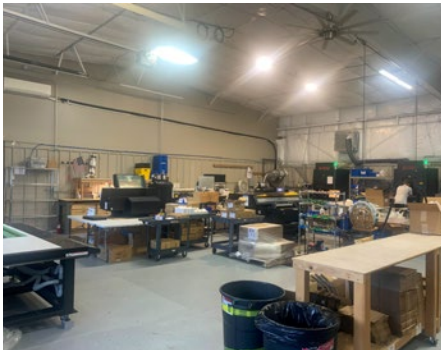
Located on the north side of Vine Drive just east of North College Avenue, this property is in a prime area with current and future redevelopment activity.

Space Available: 6,225 SF w/ Yard

Clear Height: 16'-18'

Sublease Rate: \$12.00-\$14.00/SF NNN

Estimated NNN: \$5.75/SF



5 OVERHEAD DOORS



DEMOGRAPHICS			
	2 Miles	5 Miles	10 Miles
2024 Population (Pop.)	33,157	149,231	234,216
2029 Pop. Projection	34,842	157,908	248,887
Avg. Household income	\$86,411	\$91,092	\$106,877



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