

For Lease

# 312 N. Link Lane Fort Collins, CO 80524



**THRIVE™**

COMMERCIAL PARTNERS

*Investing in the future through people*



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# Property Details

## Flexible Office + Warehouse Space

Discover a clean, versatile property in one of Fort Collins' most convenient light-industrial corridors. 312 N Link Lane offers the perfect blend of functional office space and expansive warehouse area, ideal for small businesses, contractors, distribution, or creative workspaces.

- o Prime Fort Collins location near Riverside Ave & Mulberry St
- o Easy access to I-25 and downtown Fort Collins
- o Suitable for contractors, trades, fabrication, storage, or creative production
- o Ample parking, easy truck access, and outdoor storage capable
- o Well-maintained property with flexible layout options



**RENT PRICE:**

\$12.00/SF

NNN: \$1.74/SF (2025 Est.)



**SPACE AVAILABLE:**

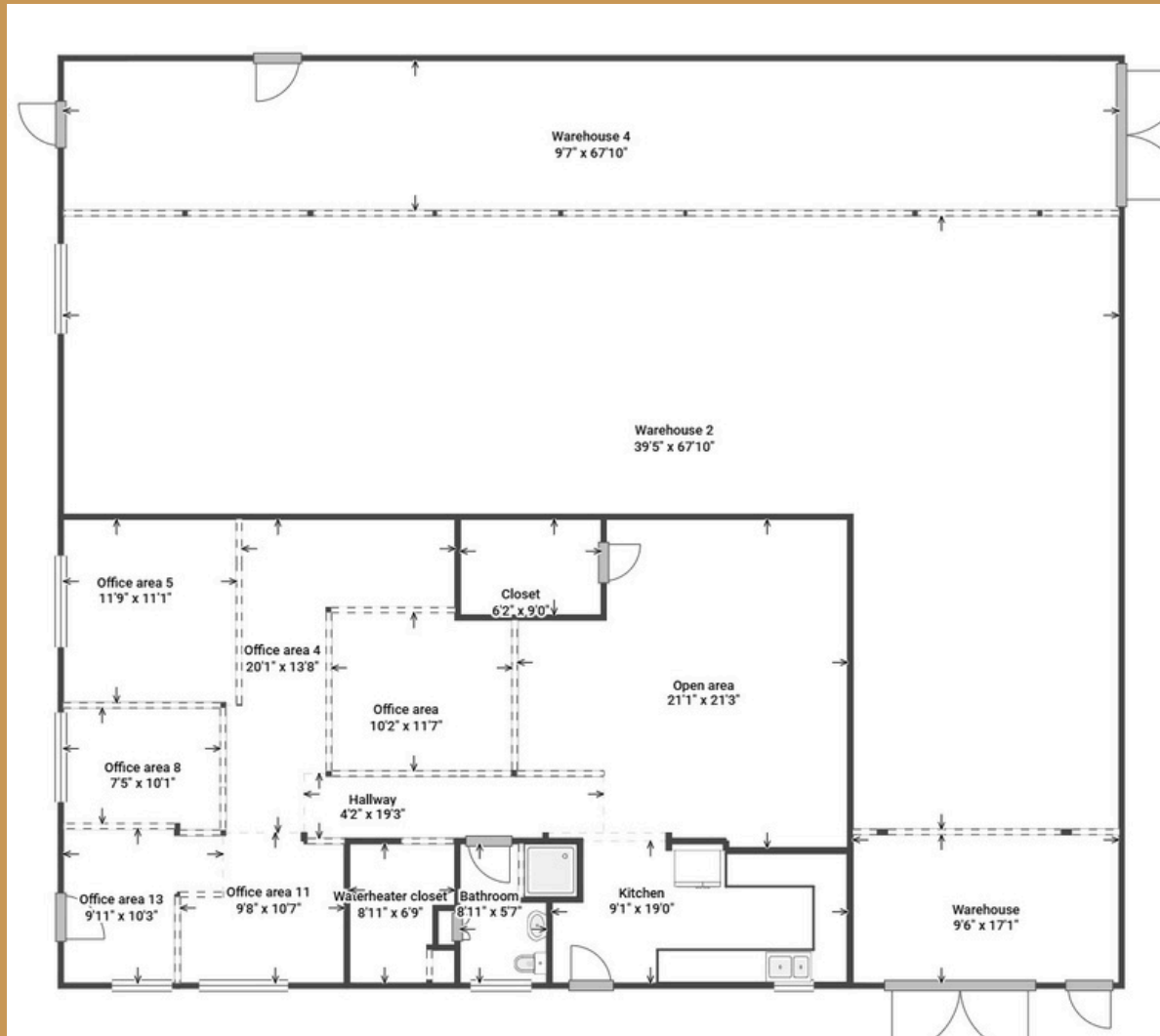
4,200 SF



**ZONING:**

IL

# Floorplans







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