

# OFFICE / WAREHOUSE FOR LEASE

409 Delozier Dr., Unit A & B, Fort Collins, CO



**RATE REDUCED!**

## PROPERTY DETAILS

Available Space: 10,200 SF

Unit A : 4,957 RSF

Unit B : 5,243 RSF

Proposed Use:

Industrial / Warehouse / Flex / R&D

Each Unit Features:

- (1) 10'x12' OH door (front)
- (1) 10'x14' OH door (rear)
- 400 Amp, 3 Phase power
- Full HVAC in offices
- Heat in Warehouses

Zoning: (CC) Commercial Corridor  
(Larimer County)

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## NORTH FORT COLLINS INDUSTRIAL

**LEASE RATE: \$10.00/RSF NNN (\$4.94/SF)**

- Functional flex, manufacturing, or office/warehouse units
- Convenient Fort Collins location with easy access to I-25 from Mulberry
- Units have reception, private offices, workrooms, built-in desks and storage
- Unit A: two offices, two restrooms and enclosed warehouse workroom on main level - Mezzanine with abundant storage, breakroom with full kitchen and private restroom
- Unit B: Office, conference and open warehouse on main level - Mezzanine has 3 private offices, kitchenette, restroom and storage
- Warehouses have both front and rear OHDs, HVAC in offices, built-in cabinetry for organization, and abundant natural light coming from full wall of transom windows
- Off-street parking in front and rear of building
- Click for Zoning Link: [Larimer County Municode](#)



### DEMOGRAPHICS (Source: STDB Online 2025, radius)

	1 Mile	3 Mile	5 Mile
2024 Population	4,087	46,573	132,980
Avg. HH Income	\$116,620	\$119,086	\$111,787
Households	1,736	19,322	54,447
Businesses	325	2,750	7,270
Employees	3,385	33,950	99,942



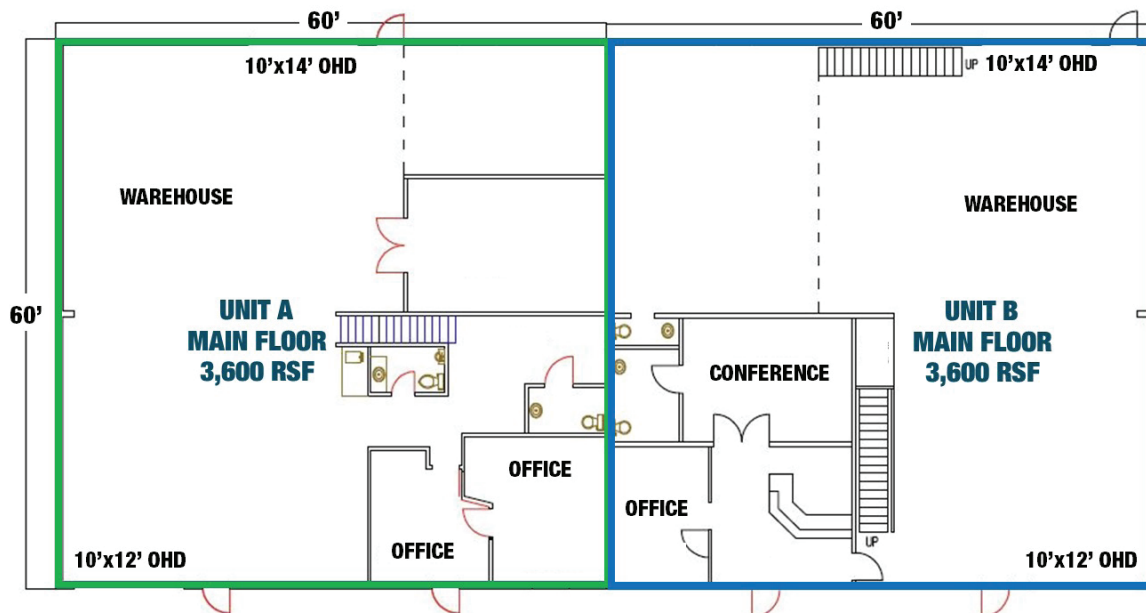
### TRAFFIC COUNTS (Source: STDBOnline)

E. Mulberry St. near Delozier Dr. 35,000 VPD

The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 12/8/2025

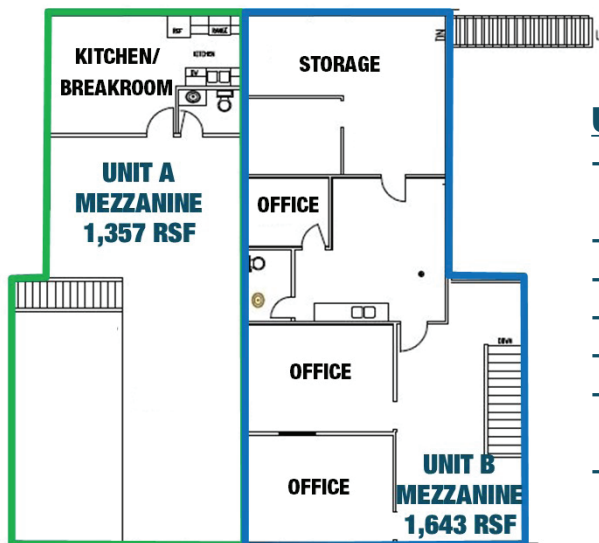
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## **UNIT A : 4,957 RSF**

- Main floor office, reception
- Enclosed warehouse workroom
- 10'x12' OHD in front
- 10'x14' OHD in rear
- Mezzanine storage
- Full kitchen and breakroom in mezzanine
- Three restrooms
- Available immediately!



## **UNIT B : 5,243 RSF**

- Main floor office, reception, conference room
- 10'x12' OHD in front
- 10'x14' OHD in rear
- Three offices in mezzanine
- Mezzanine storage
- Kitchenette and breakroom in mezzanine
- Three restrooms

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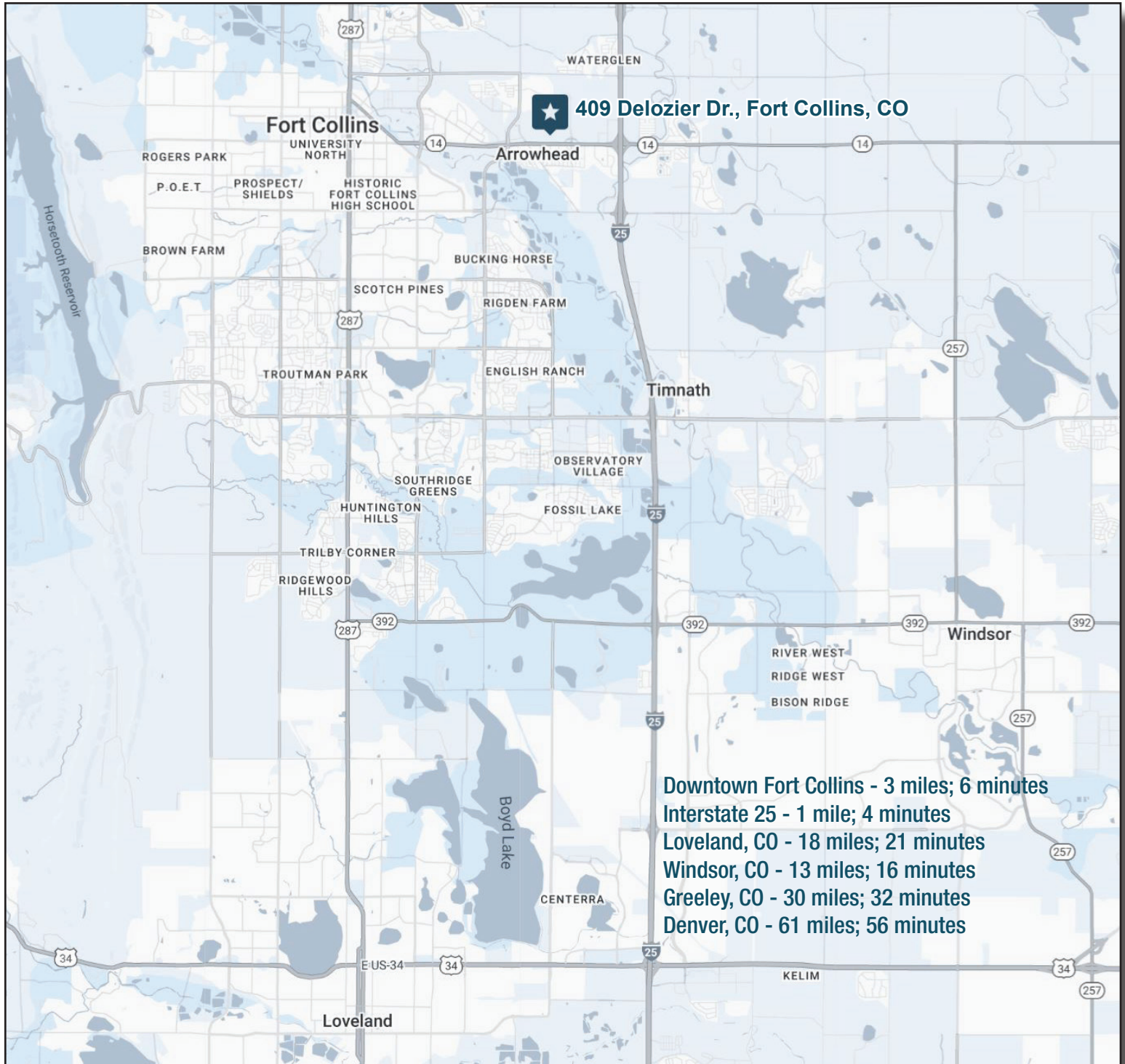




MINDFULLY CREATING COMMUNITY

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