

**Mission Critical Building
Owner/User Purchase Opportunity**

FOR SALE

**4701-4721
TECHNOLOGY PARKWAY
FORT COLLINS, CO 80528**

This highly technical building was constructed for a Fortune 500 company in 1998 for the design and manufacturing of hardware solutions. It has been owned and occupied by Intel Corporation since December 2006 and utilized for design and hardware validation.

Just 5 minutes west of I-25, the facility is located in one of the fastest growing communities in the country.

Overview

SF Available 203,391 SF

Site Size 29.36 AC

Year Built 1998
Renovated 2022

Clear Height 28'

Loading Two (2) Dock Highs
One (1) Drive-in

Power

- 1MW utilized
- Total 3 MW reserved
- Wired for 10 MW Redundant
- Building is served by 2 separate substations
- 4 Backup Generators
- UPS System

HVAC

- Three (3) - 800 Ton Trane Chillers
- Hydronic Heating System

Other

- Three (3) building management systems
- Chilled water
- Condenser water
- Compressed air system

Parking ratio 3.00:1,000
(partial solar covered parking stalls)

Site Plan



Click here to review more in-depth infrastructure information and to sign up to receive the Offering Memorandum:

 [4701tech.com](https://www.4701tech.com)

Contact Us

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