



## STAND-ALONE INDUSTRIAL BUILDING IN FORT COLLINS

PROPERTY TYPE: **INDUSTRIAL**

AVAILABLE: **13,881 SF**

**3,855 SF OFFICE**

**10,025 SF WAREHOUSE**

SALE PRICE: **\$2,448,000 (\$176 SF)**

LEASE RATE: **\$14.00/SF NNN**


### FEATURES:

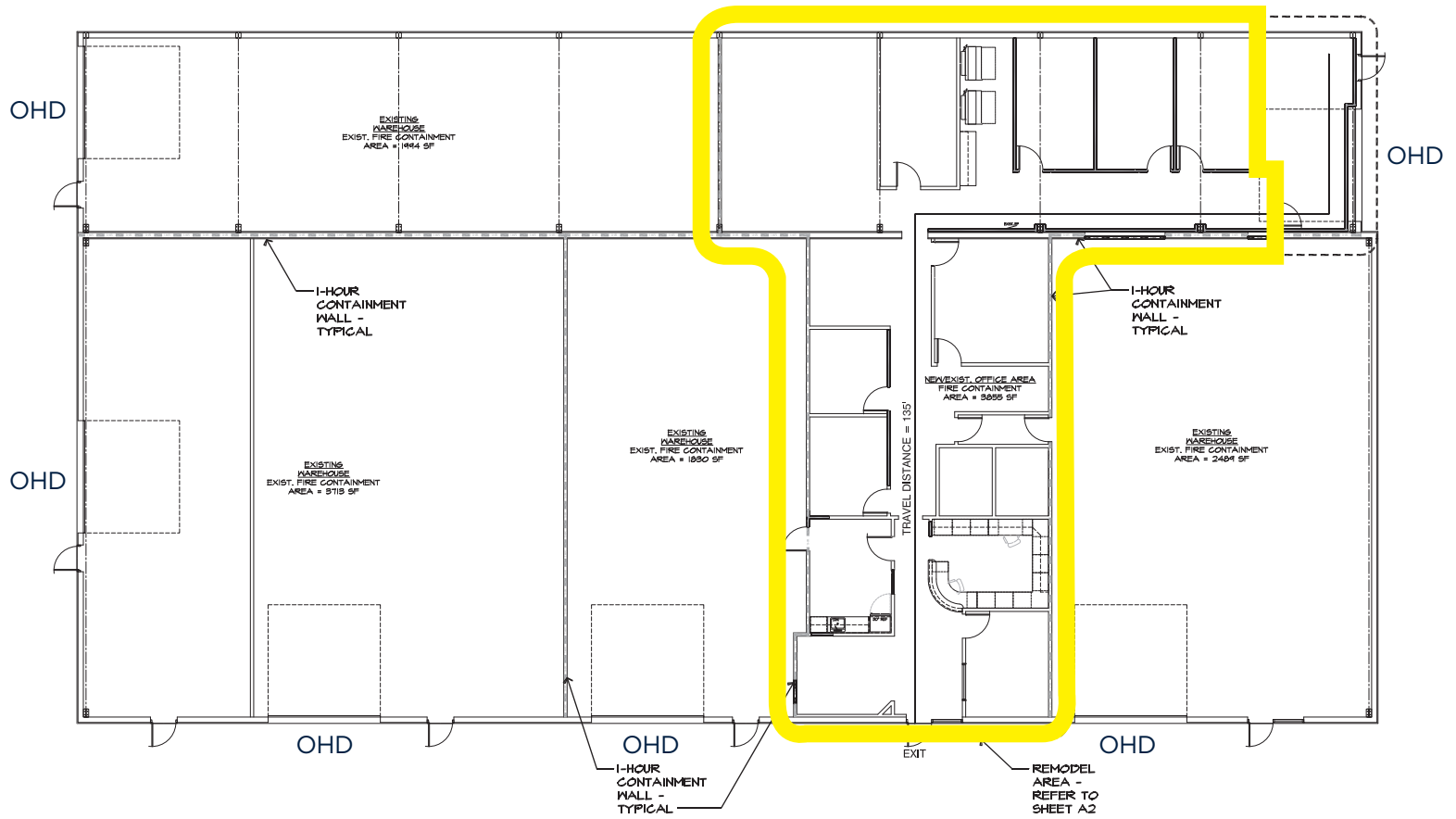
- Functional industrial building along Mulberry/Hwy 14
- Large lot for storage
- Excellent location, three minutes to access to I-25
- Can be easily divisible into three units, all with bathrooms
- Newly remodeled office space with quality finishes

### BUILDING DETAILS:

- Four 14' OHD
- Two 10' OHD
- 16' sidewalls
- Lot .89 Acres

## OVERALL MAIN FLOOR

OFFICE = 



# FEATURED PROPERTY

DELOZIER DR. • FORT COLLINS, CO 80524



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# SITE LOCATION

394 DELOZIER DR. • FORT COLLINS, CO 80524

21.1

MILES TO LOVELAND

28.7

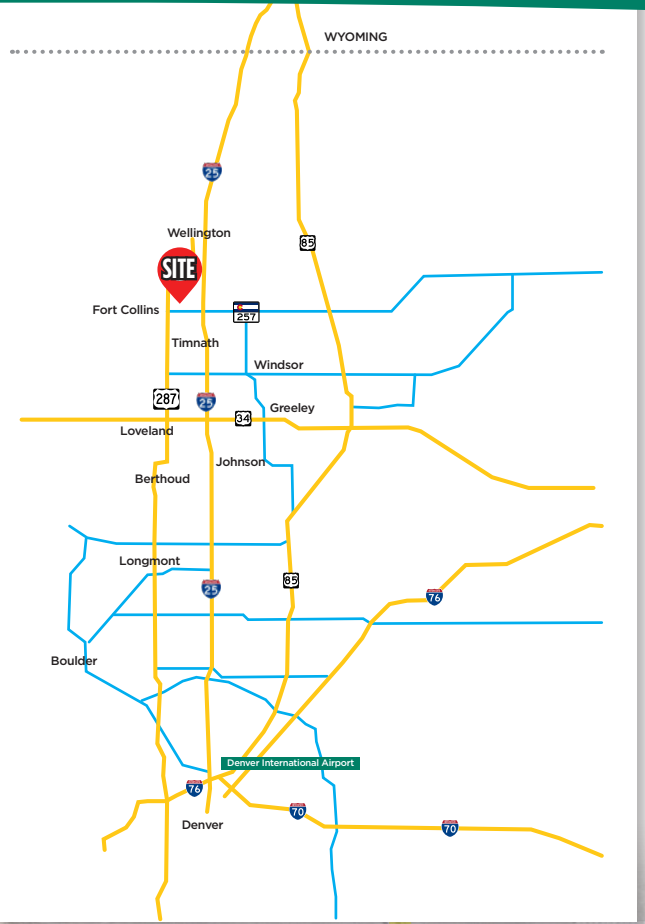
MILES TO GREELEY

42.8

MILES TO CHEYENNE

64.3

MILES TO DENVER INTERNATIONAL AIRPORT



## Fort Collins

712 Whaler's Way, Bld. B, Suite 300  
Fort Collins, CO 80525  
970.229.9900

## Loveland

200 E. 7th Street, Suite 418  
Loveland, CO 80537  
970.593.9900

## Greeley

1711 61st Avenue, Suite 104  
Greeley, CO 80634  
970.346.9900

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