

DOCK-HIGH/GRADE LEVEL WAREHOUSE | \$8.90/SQ FT NNN



3700 CANAL DRIVE B FORT COLLINS, CO 80524

FOR LEASE

- 10,525 sq ft Warehouse with 1 Office
- Located on 2.61 Acres
- Quick Access to I-25 and Mulberry
- Dock-High and Grade-Level Doors

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 02.20.2026

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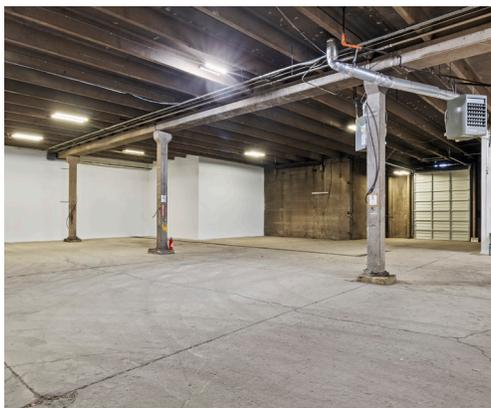
LEASE OVERVIEW

Total Monthly Rent:	\$12,945.75
Rentable SF:	10,525
Base Rent:	\$8.90/SF
NNN Expenses:	\$5.86/SF
Zoning:	C-Commercial
Year Built:	1974

PROPERTY OVERVIEW

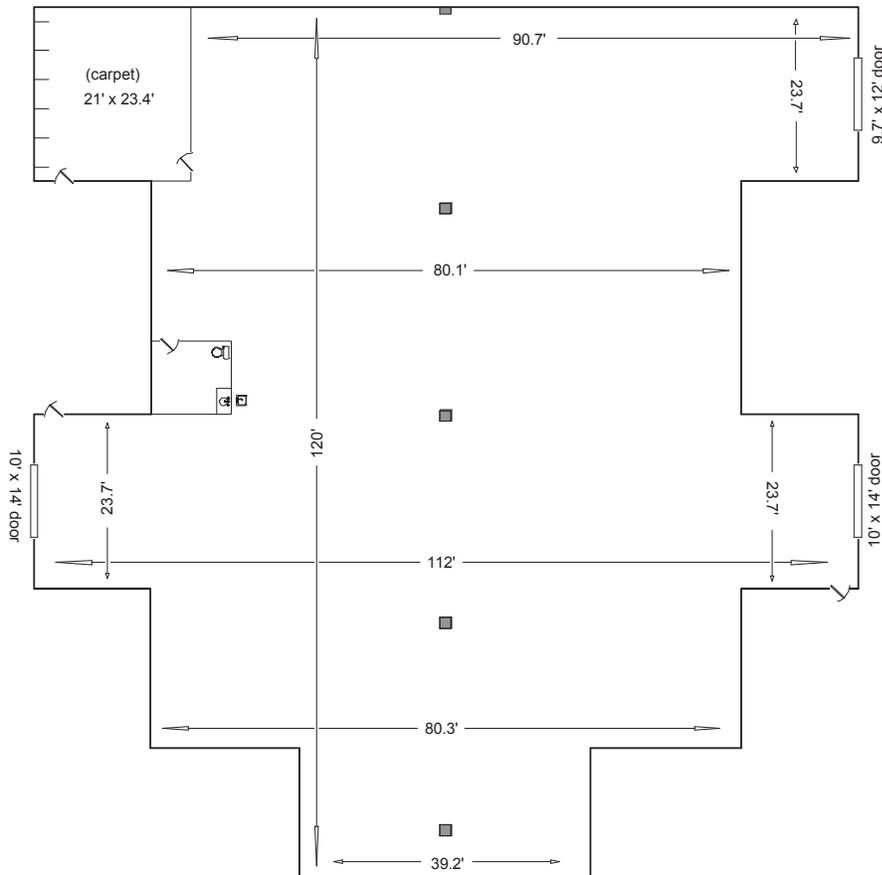
Property: 10,525 SF Commercial warehouse available for rent. The Property features an office, restroom and is located in a 20,000 SF concrete tilt-up industrial building located on 2.61 shared acres. The space has two 10' x 14' operable overhead doors, one 9.7' x 12' dock high door, and three 3' pedestrian doors. Total monthly rent is \$12,945.75 plus utilities-gas, electric, internet, phone, janitorial, and any other utilities used by tenant.

Location: Located on Canal Drive southwest of Mulberry and I-25.



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3700 Canal Dr. - B
Fort Collins, Colorado
Total SF: 10,525

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