

**SECURE FENCED YARD  
LOCATED ON I-25 ON/OFF RAMPS WITH I-25 VISIBILITY**



**CONSTRUCTION PROGRESS AS OF FEB 2026**

# **NEW CONSTRUCTION INDUSTRIAL FOR SALE OR LEASE**

SOUTHEAST CORNER OF I-25 & PROSPECT ROAD  
FORT COLLINS, CO 80525



# NEW CONSTRUCTION INDUSTRIAL FOR SALE OR LEASE

**Lease Rate:** \$25/SF NNN

**Sale Price:** \$1,050,000 - \$8,400,000 (\$350/SF)



This proposed 24,000 square foot industrial building will be coming to the southeast corner of I-25 and Prospect Road in Fort Collins. With available spaces ranging from 3,000 - 24,000 square feet, the building can accommodate a large industrial user or up to 8 tenants. The property will be highly visible off the main interstate in Northern Colorado and will have convenient access to Prospect Road, one of the main arteries into the City of Fort Collins. The building will have 12'x12' and 14'x14' overhead doors, but the larger doors can be accommodated throughout the building for a user's needs. In addition, there will be 26,000 square feet of outdoor storage. Please contact the listing brokers for more information.

## PROPERTY DETAILS

**24,000 SF**

BUILDING SIZE

**12'x12' and 14'x 14'**  
**Overhead Doors**

LOADING

**3,000 - 24,000 SF**

AVAILABLE SIZE

**2.05 Acres**

SITE SIZE

**2026**

ESTIMATED DELIVERY

**1**

FLOORS

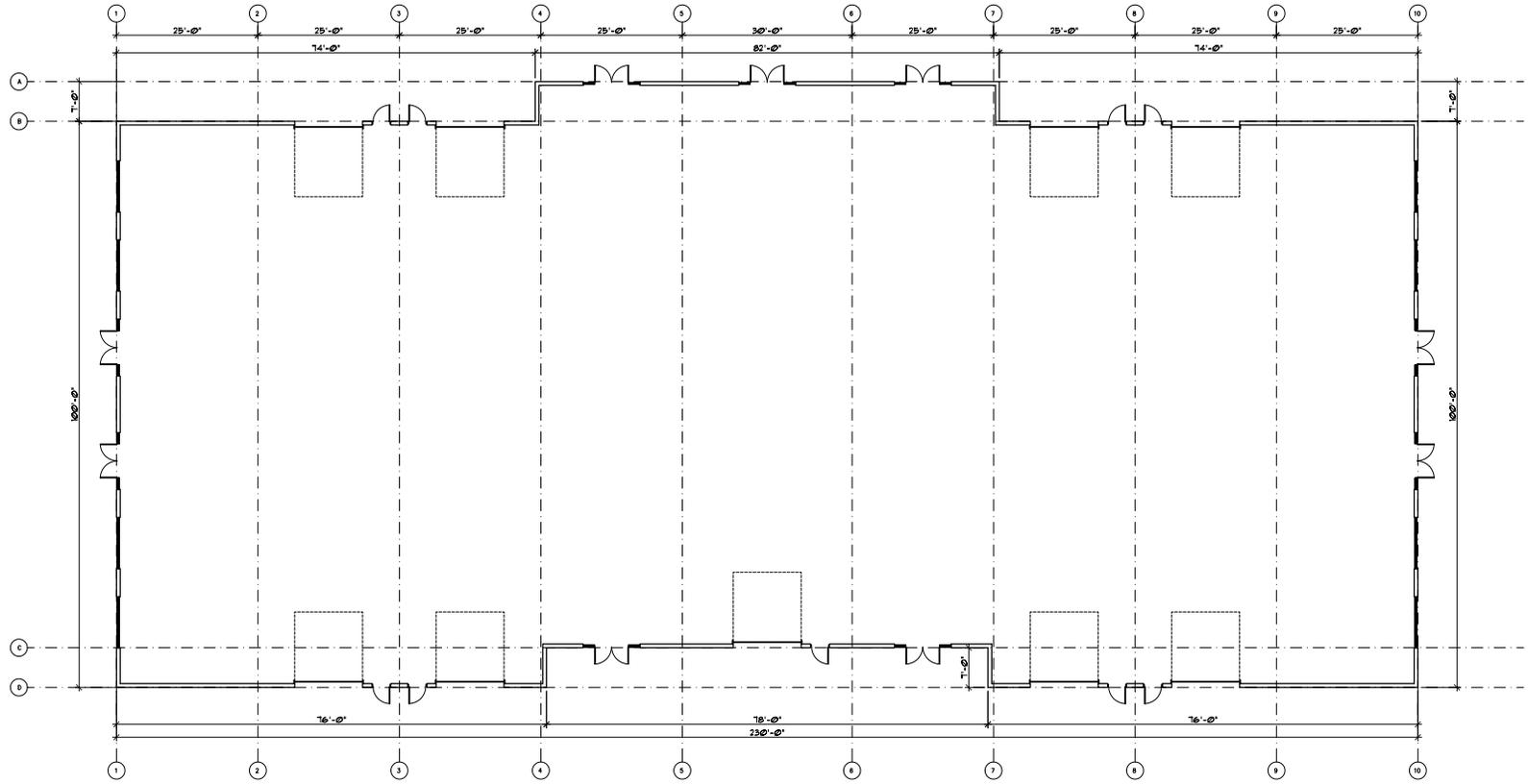
**15'4" - 24'4"**

CLEAR HEIGHT

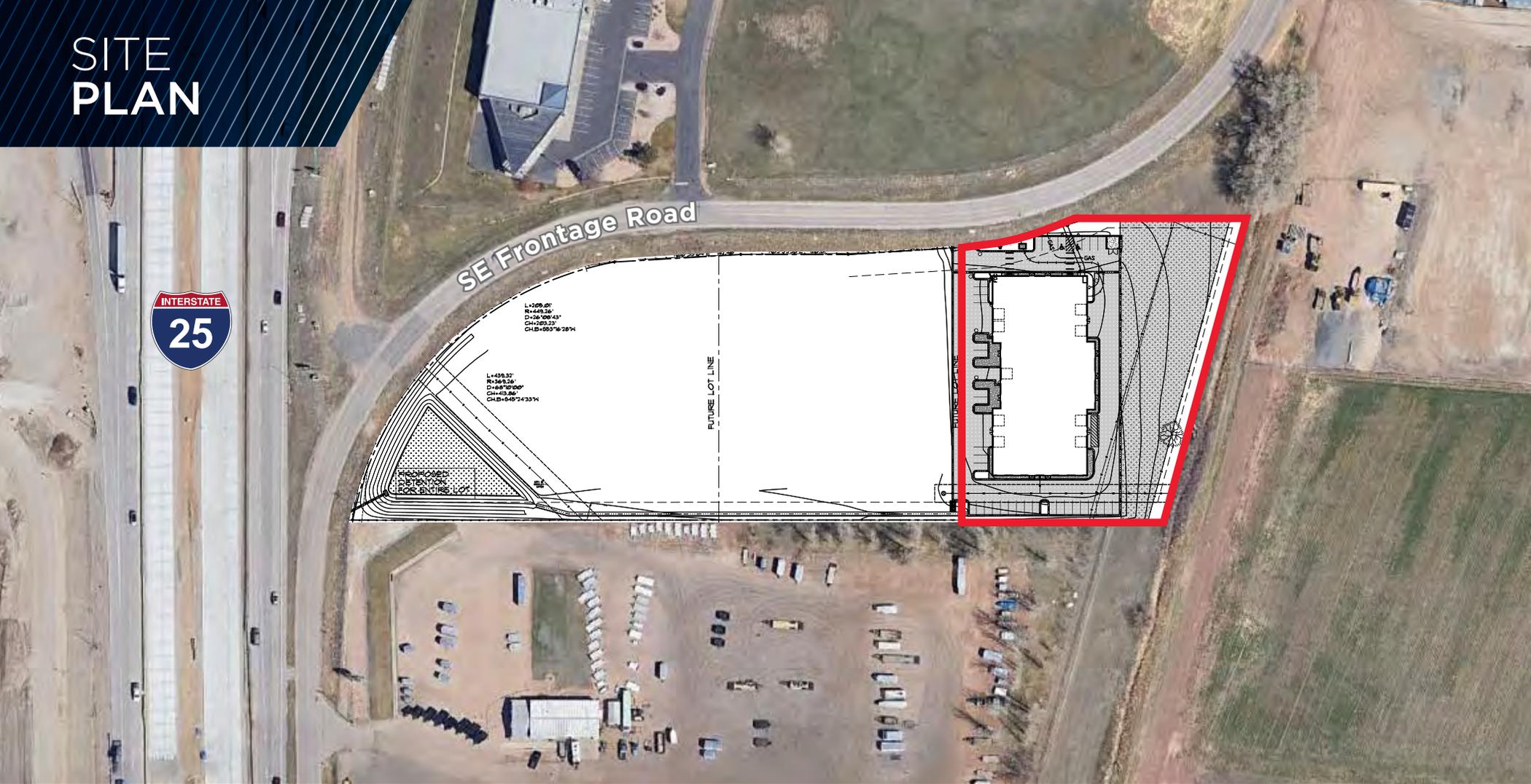
**26,000 SF**

LAYDOWN SPACE

# FLOOR PLAN



# SITE PLAN



# FORT COLLINS

4TH LARGEST CITY IN COLORADO

Fort Collins, one of the healthiest cities in the U.S., boasts award winning schools, beautiful outdoor facilities, and a flourishing arts scene. Additionally, residents can visit any of the unique breweries, shops and restaurants located in the area.

The Fort Collins economy has a mix of manufacturing and service-related businesses. Many high-tech companies have relocated to Fort Collins because of the resources of Colorado State University and its research facilities.

Fort Collins is also home to many small businesses and entrepreneurial ventures. The Larimer Small Business Development Center helps small businesses in the area get started and become profitable while the Northern Colorado Economic Alliance attracts business while stimulating relevant economic opportunity and job growth for the region.

Other factors that attribute to the entrepreneurial climate of Fort Collins are Colorado State University's College of Business and its Institute for Entrepreneurship Center and the Rocky Mountain Innosphere, helping new clean energy, technology, and scientific startup companies get started.

Source: [choosecolorado.com](https://www.choosecolorado.com)

## DEMOGRAPHIC HIGHLIGHTS



Total Population (2023)

172,250



Median Age

32.1



Total Households

69,662



Total Employees

91,639



Per Capita Income

\$51,493

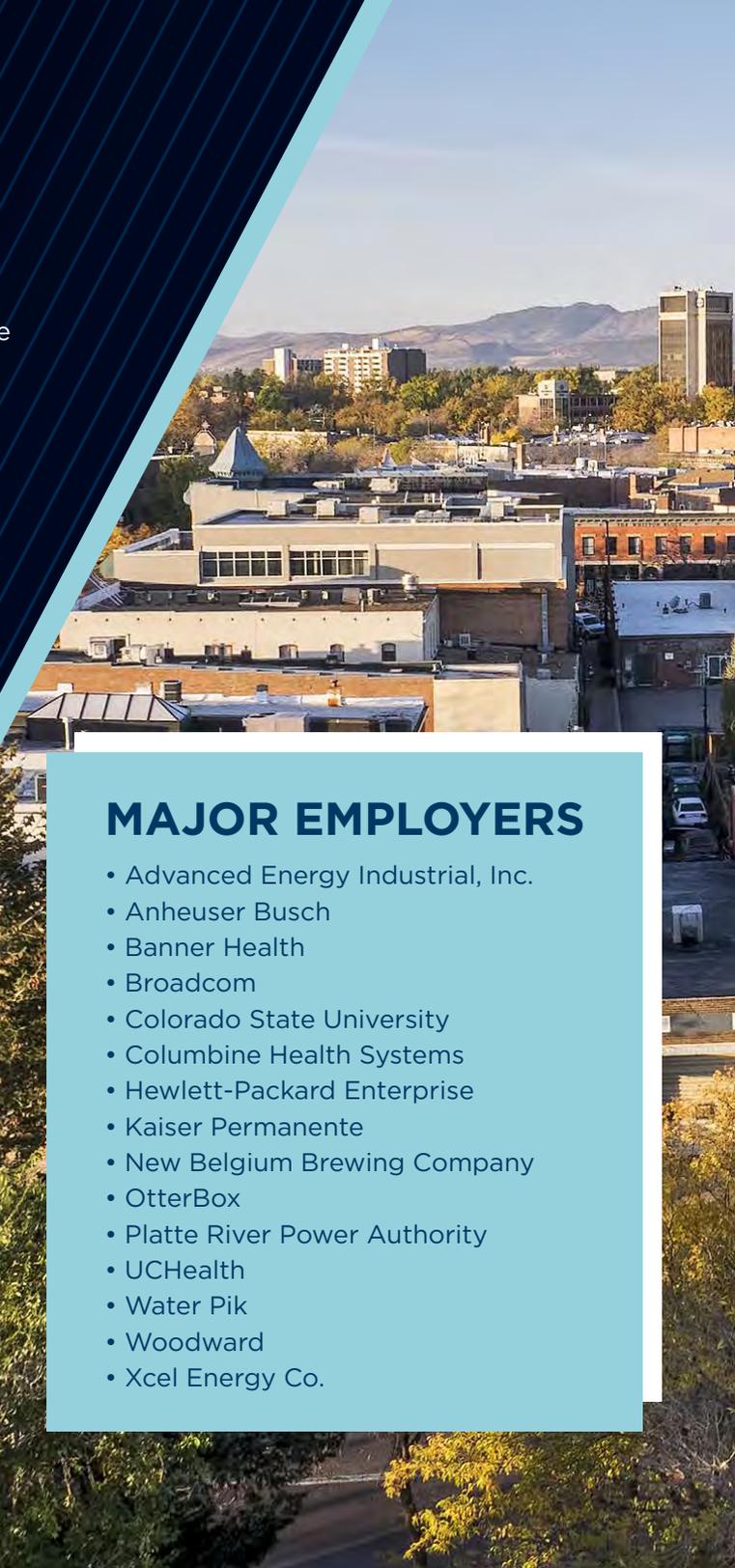


Total Square Miles

58.47

## MAJOR EMPLOYERS

- Advanced Energy Industrial, Inc.
- Anheuser Busch
- Banner Health
- Broadcom
- Colorado State University
- Columbine Health Systems
- Hewlett-Packard Enterprise
- Kaiser Permanente
- New Belgium Brewing Company
- OtterBox
- Platte River Power Authority
- UCHealth
- Water Pik
- Woodward
- Xcel Energy Co.



# NEW CONSTRUCTION INDUSTRIAL FOR SALE OR LEASE

## DRIVE TIMES

	DRIVE TIME
East Mulberry Street	2 Minutes
East Harmony Road	5 Minutes
Northern Colorado Regional Airport	14 Minutes
Denver International Airport	1 Hour, 5 Minutes
Longmont	45 Minutes
Denver	1 Hour, 8 Minutes
Cheyenne	38 Minutes

## DEMOGRAPHICS

	3 MILES	5 MILES
2023 Population	30,427	115,366
2028 Population Projection	31,637	119,917
2023 Households	11,701	46,258
Avg. Household Income	\$107,162	\$101,462



### FOR MORE INFORMATION PLEASE CONTACT

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