

OFFICE / WAREHOUSE FOR LEASE

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



PROPERTY DETAILS

Available Space:

Unit A : 4,957 RSF

Proposed Use:

Industrial / Warehouse / Flex / R&D

Unit Features:

- (1) 12'x12' OH door (front)
- (1) 12'x14' OH door (rear)
- 400 Amp, 3 Phase power
- Full HVAC in offices
- Heat in Warehouse

Zoning: (CC) Commercial Corridor
(Larimer County)

Rico Devlin

Sr. Partner/Sr. Broker
970.413.1182
rico@lcrealestategroup.com

Nathan Klein

Sr. Partner/Comm. Brokerage Mgr
970.222.2473
nathan@lcrealestategroup.com

NORTH FORT COLLINS INDUSTRIAL

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

- Functional flex, manufacturing, or office/warehouse
- Convenient Fort Collins location with easy access to I-25 from Mulberry
- Interior layout includes: reception, two offices, two restrooms and enclosed warehouse workroom on main level - Mezzanine with abundant storage, breakroom with full kitchen and private restroom
- The warehouse has both front and rear OHDs, HVAC in offices, built-in cabinetry for organization, and abundant natural light coming from full wall of transom windows
- Warehouse equipped with newer LED lighting, plenty of electric outlets, and air lines plumbed throughout
- Off-street parking in front and rear of building
- Click for Zoning Link: [Larimer County Municode](#)



DEMOGRAPHICS (Source: STDB Online 2026, radius)

	1 Mile	3 Mile	5 Mile
2025 Population	4,182	47,039	134,225
Avg. HH Income	\$127,436	\$118,934	\$111,951
Households	1,800	19,611	55,011
Businesses	336	2,761	7,298
Employees	3,380	31,368	97,131



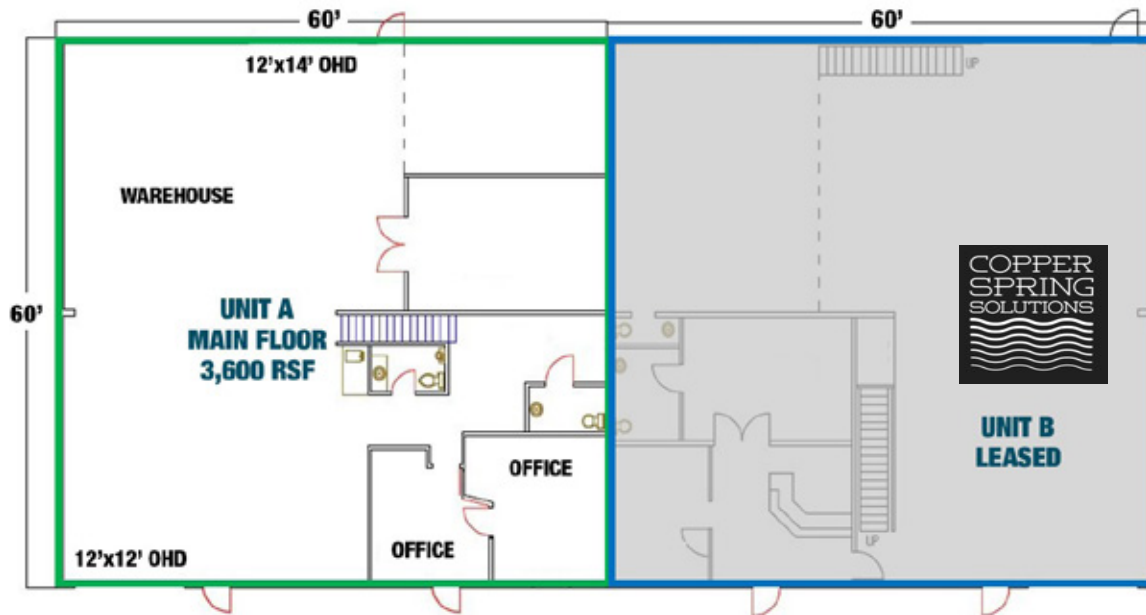
TRAFFIC COUNTS (Source: STDBOnline)

E. Mulberry St. near Delozier Dr. 37,000 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. 6/10/2026

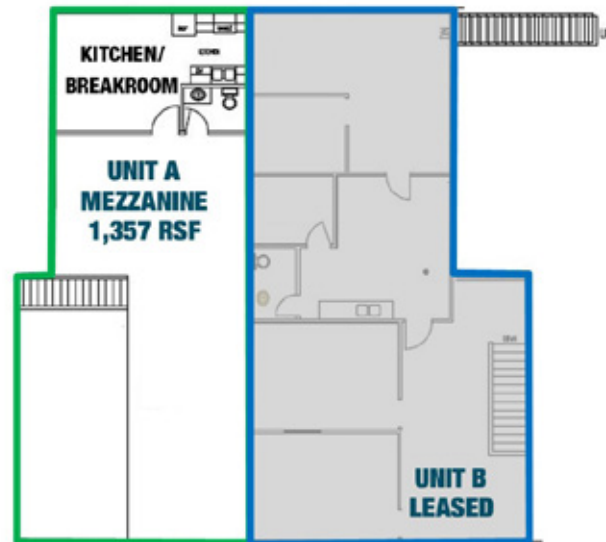
INDUSTRIAL SPACE FOR LEASE

409 Delozier Dr., Fort Collins, CO



UNIT A : 4,957 RSF

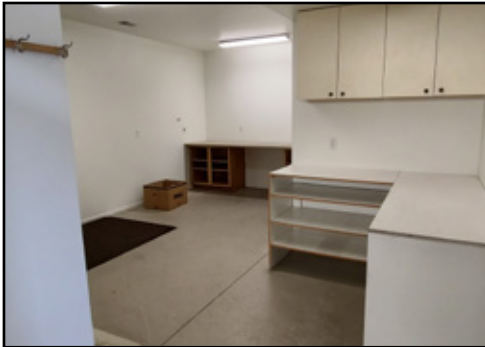
- Main floor office, reception
- Enclosed warehouse work-room
- 10'x12' OHD in front
- 10'x14' OHD in rear
- Mezzanine storage
- Full kitchen and breakroom in mezzanine
- Three restrooms
- Available immediately!



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INDUSTRIAL SPACE FOR LEASE

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Unit A Mezzanine Storage



Warehouse Work Area



Transom Windows in Warehouse



Unit A Full Kitchen



Rear Parking and Loading Area



10'x14' Overhead Doors in Rear

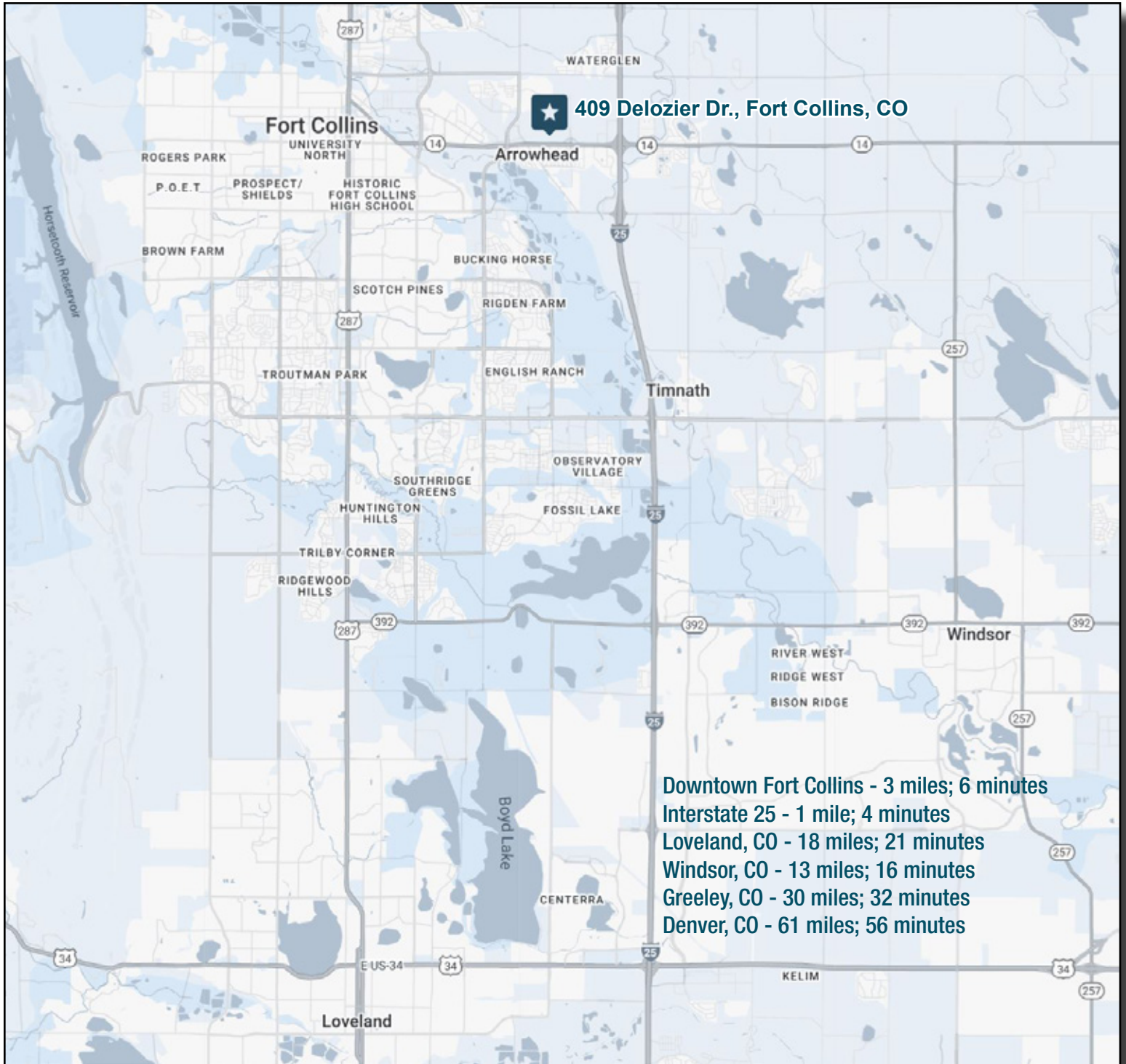
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MINDFULLY CREATING COMMUNITY

INDUSTRIAL SPACE FOR LEASE

409 Delozier Dr., Fort Collins, CO



Downtown Fort Collins - 3 miles; 6 minutes
Interstate 25 - 1 mile; 4 minutes
Loveland, CO - 18 miles; 21 minutes
Windsor, CO - 13 miles; 16 minutes
Greeley, CO - 30 miles; 32 minutes
Denver, CO - 61 miles; 56 minutes

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1712 Topaz Drive, Loveland, CO 80537 | P: 970-667-7000 | WWW.LCREALESTATEGROUP.COM