FOR LEASE **2246 ZURICH DRIVE** FORT COLLINS, CO 80524

NEWLY CONSTRUCTED INDUSTRIAL BUILDING LEASE RATE: \$14 - \$16/SF NNN

2,375 - 7,500 SF AVAILABLE FOR LEASE





2246 Zurich Drive is the premier industrial building in Northern Colorado. Each unit includes office space, 12' x 14' overhead doors, and private restrooms. Please contact the listing brokers for more information.



42,800 SF BUILDING SIZE

\$14 - \$16/SF NNN LEASE RATE

> **16' - 24'** CLEAR HEIGHT

Two (2) 7,500 SF Units One (1) 2,375 SF Unit

AVAILABLE SIZE

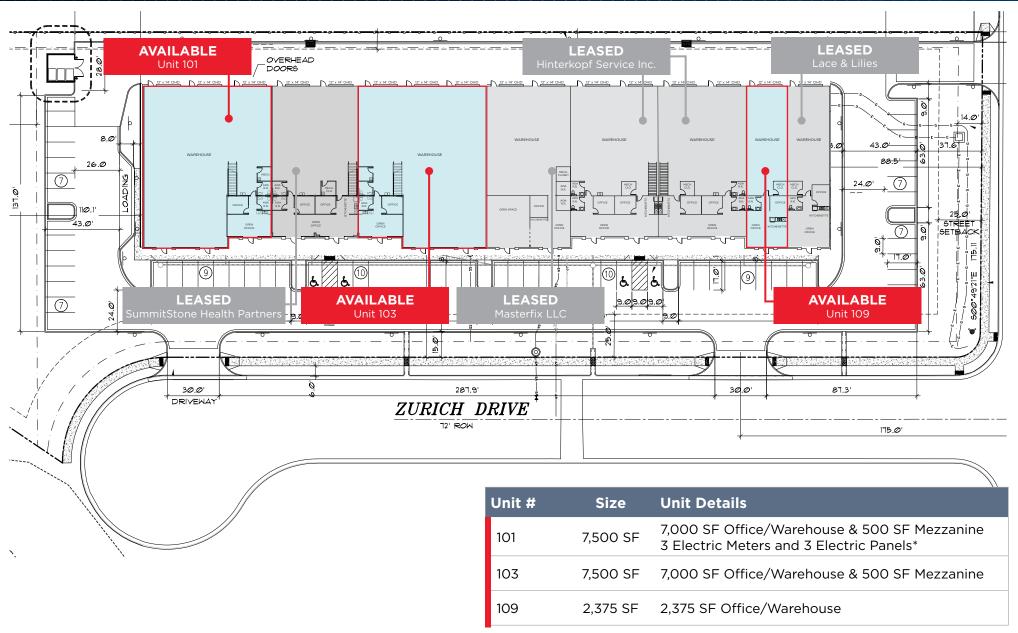
\$5.85/SF NNN (EST.)

66 Spaces OFF-STREET PARKING (16) 12' x 14' OVERHEAD DOORS LOADING

> 1,500 Amps, 3-Phase POWER

Ample ON-STREET PARKING

SITE **plan**



*Due to the ability to support high power needs, the lease rate for Unit 101 will be an additional \$1.50/SF.

PROJECT OVERVIEW



PROPERTY **PHOTOS**







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Demographics		CoStar, 2024	
	1 Mile	3 Miles	5 Miles
2024 Population (Pop.)	5,875	59,766	140,331
2029 Pop. Projection	6,389	63,230	148,731
2024 Households (HH)	2,136	24,008	57,196
Avg HH Income	\$85,845	\$93,987	\$91,218

MONTAVA DEVELOPMENT 2,310 UNITS

Richards Lake Rd.



CONTACT

TRAVIS ACKERMAN Executive Managing Director +1 970 267 7720 **MOUNTAIN VISTA** travis.ackerman@cushwake.com DEVELOPMENT 1,085 UNITS **TY MASHEK** Grown at Old Town Senior Associate +1 303 525 3125 North MOSAIC ty.mashek@cushwake.com DEVELOPMENT Old Town North **530 UNITS** NORTHFIELD E. Vine Dr. DEVELOPMENT **375 UNITS** SUBJEC1 772 Whalers Way, Suite 200 PROPERT Fort Collins, Colorado 80525 T +1 970 776 3900 Downtown Fort Collins **%BLOOM** F +1 970 267 7419 TARGET cushmanwakefield.com FedEx BURRITO NEXT DOOR Great Western **BLOOM DEVELOPMENT** ±1,600-2,000 DU'S (PLANNED) CUSHMAN & WAKEFIELD Ŵ RIO GRANDI THE Interior Jeju Sushi 街台 161 1 ниНот Fort Collins **ICE** E. Mulberry St. wire stone Poudre 1 First National Bank usbank GOOD TIMES DUC 4/1/

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