

Sale price: \$9,900,000



<b>Available sf/acres</b>	58,020 sf*/5.12 acres
<b>Warehouse</b>	45,120 sf
<b>Office</b>	1st level - 6,450 sf 2nd level - 6,450 sf**
<b>Year built/renovated</b>	1985/2021
<b>Parking</b>	152 spaces
<b>Sprinklers</b>	Ordinary hazard
<b>Lighting</b>	LED
<b>Column spacing</b>	25'x75'

<b>Clear height</b>	16'-9" to 24'-0"
<b>Loading</b>	(3) 8'x8' dock high doors (1) 12'x14' drive-in door
<b>Power</b>	2,500 amps/480v/120-208v/3p
<b>Floor drains</b>	(2) in warehouse
<b>Mill levy</b>	104.546
<b>Property taxes</b>	\$220,151 (2026)
<b>City/County</b>	Fort Collins/Larimer
<b>Zoning</b>	C - Commercial

\*based on ILC Survey  
\*\*half unfinished

### Get more information

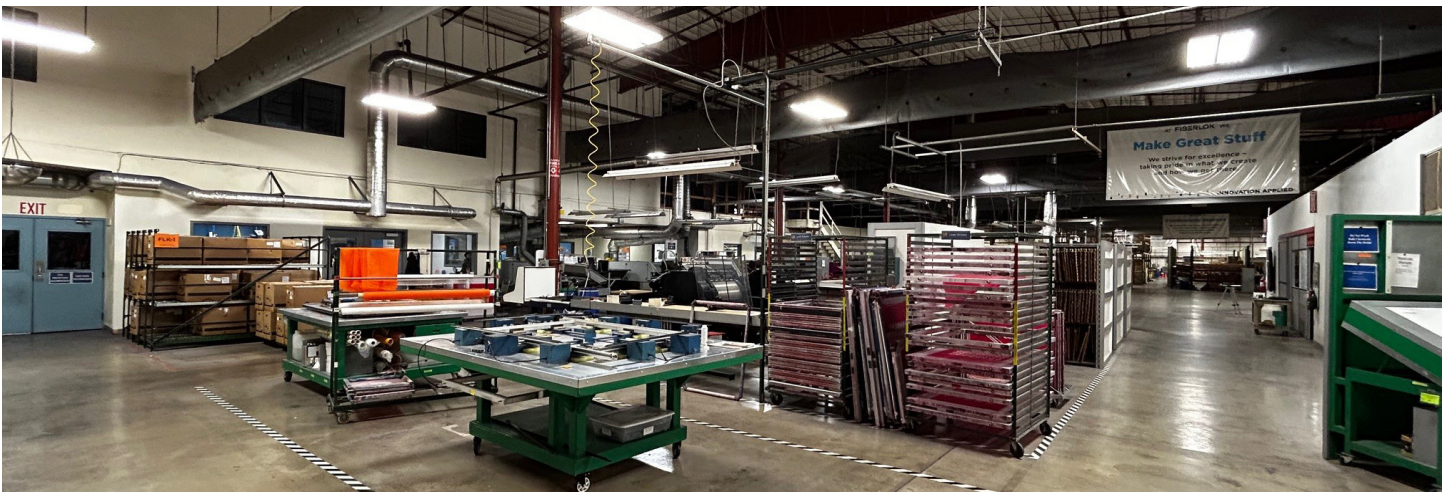
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811 Stockton Ave in Fort Collins, Colorado, presents a rare opportunity for an owner-user seeking a functional, well-maintained industrial facility ideally suited for manufacturing, production, or related industrial operations. The 58,020 sf (based on ILC Survey dated 8/16/2020) freestanding building sits on 5.12 acres and offers a balanced combination of warehouse efficiency and renovated office space, making it highly adaptable to a wide range of manufacturing workflows.

Constructed in 1985 with a durable metal and steel frame, the property features an 16'-9" to 24'-0" clear height, three (3) dock-high loading doors, and one (1) drive-in door - allowing for streamlined shipping, receiving, and internal material flow. The facility is supported by an ordinary-hazard sprinkler system and has benefited from ongoing capital improvements, including HVAC replacements in 2021 and remodeled office areas on both floors. With 152 parking spaces and direct access to East Mulberry Street and I-25, the site provides excellent regional connectivity for both labor and distribution. The northwest parking lot could potentially be fenced for outside storage.

Zoned C - Commercial, the property supports a wide range of industrial and manufacturing uses, and the large site offers efficient truck circulation and outdoor storage flexibility. In a market with limited owner-user industrial options, 811 Stockton Avenue stands out as a move-in ready, low-maintenance facility that can immediately support production, assembly, fabrication, and similar manufacturing operations.



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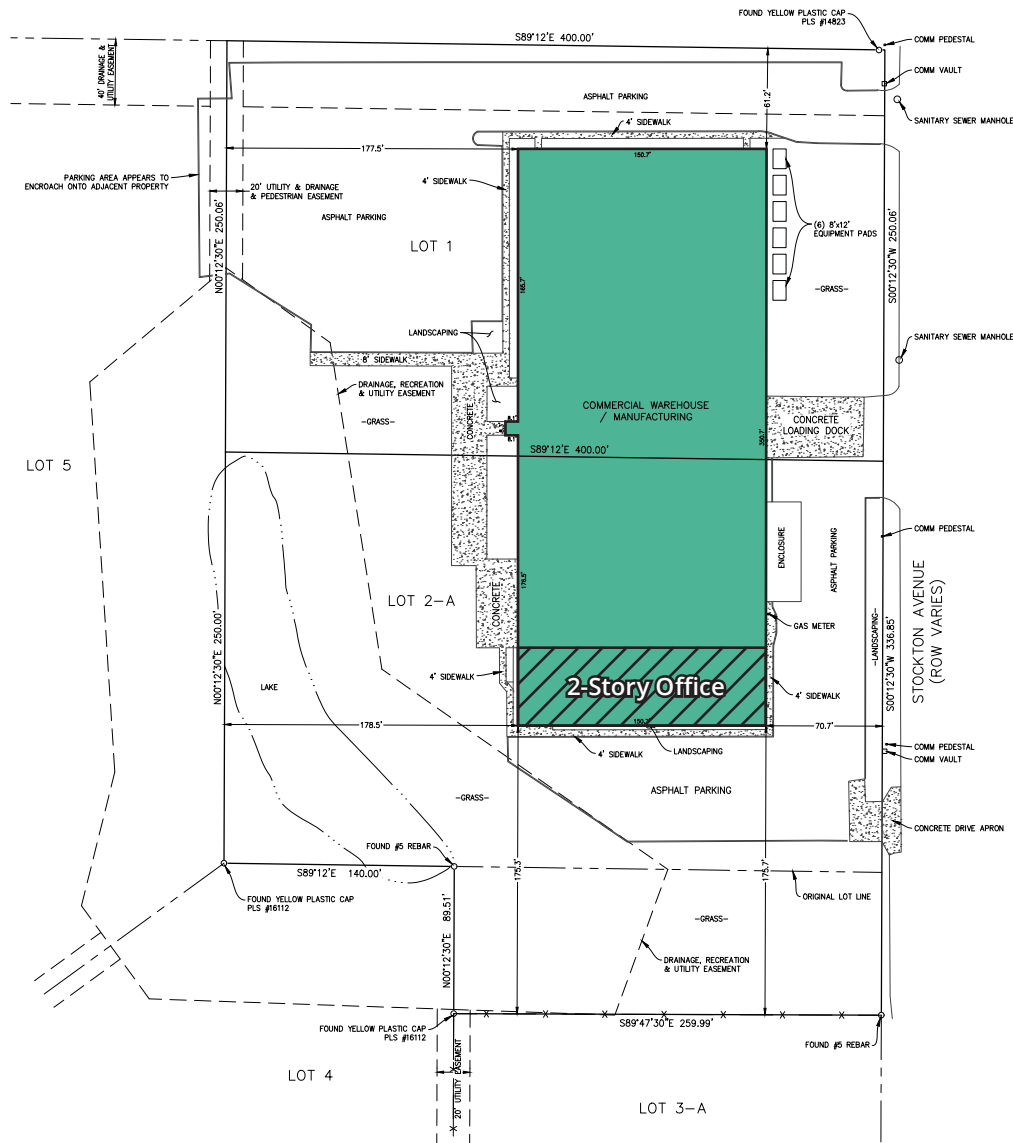


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**Warehouse: 45,120 sf**  
**Office: 12,900 sf**



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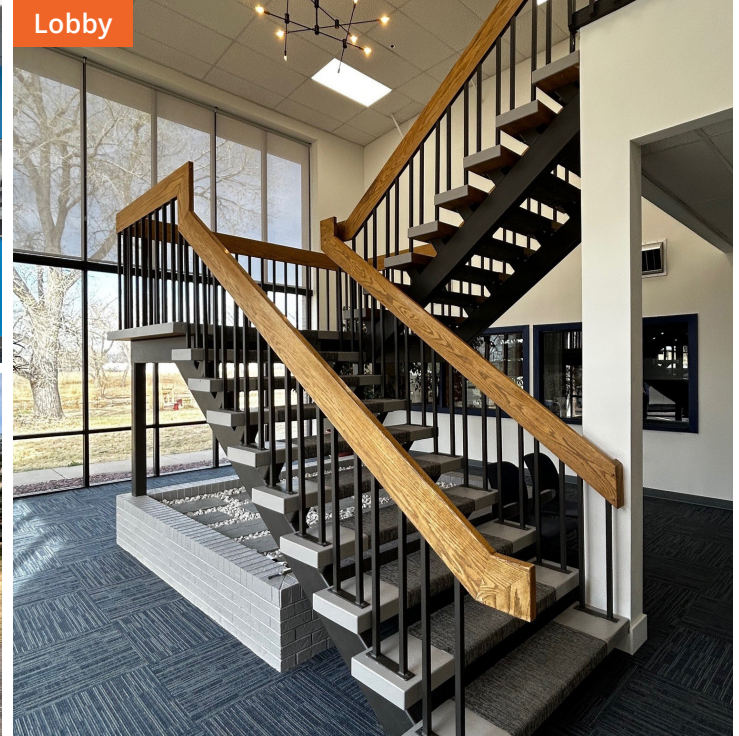
## Ideal Owner/User Manufacturing Production Property

811 Stockton Avenue  
Fort Collins, CO 80524

Upper office



Lobby



Loading area



Upper office



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## Ideal Owner/User Manufacturing Production Property

811 Stockton Avenue  
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Lower breakroom



Production warehouse



Upper conference room



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### 811 Stockton Ave - Debt Guidance | Owner-User

Capital source	Bank (SBA 504)	Bank (Conventional)	Credit Union
Term	10 years	3 to 10 years	3 to 10 years
Loan-to-cost	Up to 90%	Up to 85%	Up to 75%
Rate	5.80% - 6.60%	5.05% - 6.25%	5.75% - 6.75%
Rate type	Fixed	Fixed or floating	Fixed or floating
Interest only	Possibly	Possibly	Possibly
Amortization	25 years	20 to 25 years	25 years
Prepayment	Declining penalty	Declining penalty standard, possibly no penalty	No penalty
Lender origination fee	2.00% - 3.00%	0.50% - 1.00%	0.50% - 1.00%
Recourse	Full-recourse	Full or partial recourse	Full-recourse

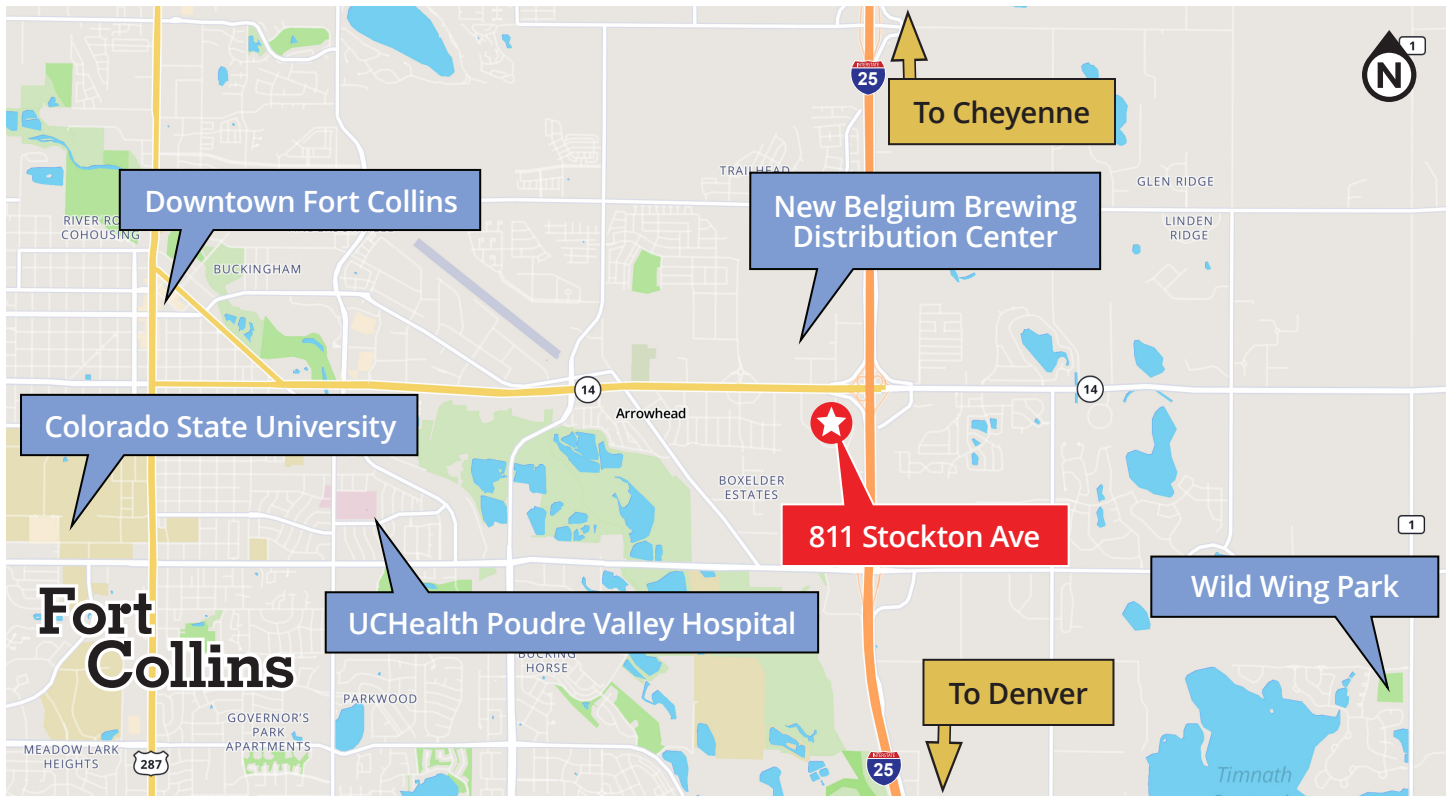
Rates current as of 3/26/26

3 Year UST - 3.79%  
5 Year UST - 3.89%  
7 Year UST - 4.06%  
10 Year UST - 4.26%  
SOFR - 3.62%

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## Smart location. Regional reach.

- 811 Stockton Ave is located in Fort Collins' Arrowhead industrial area, a well-established manufacturing and distribution district
- Convenient access to I-25 via Harmony Road, providing a strong regional connectivity throughout Northern Colorado and the Front Range
- Located within Fort Collins-Loveland labor market, known for a skilled manufacturing and technical workforce



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