

2,000 SF

Unit #6:

\$11.50/SF

Lease Rate:

NNN Rate:

\$5.31/SF

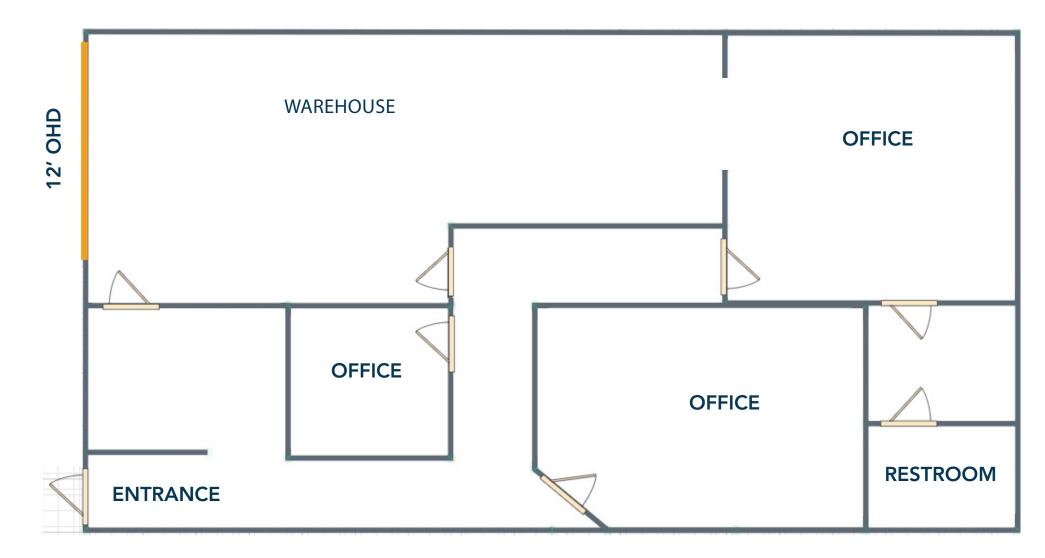
Includes water & sewer (2025 estimate)

INDUSTRIAL UNIT WITH MULTIPLE OFFICES FOR LEASE

- Unit consists of warehouse space with 12' overhead door, reception area, 3 offices, private restroom, and multiple points of secure storage
- A/C in offices
- Power: 3-Phase / 200amp
- Monument signage available

1312 BLUE SPRUCE DR. FORT COLLINS, CO

UNIT LAYOUT





CONTACT: David Katz, CCIM • 970-481-5808 • dkatz@waypointRE.com