



1312 BLUE SPRUCE DR.  
FORT COLLINS, CO

Unit #6:  
**2,000 SF**

Lease Rate:  
**\$11.50/SF**

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



# UNIT LAYOUT

