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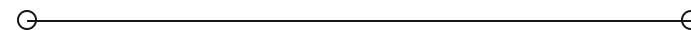
RED WOLF
RELIABILITY

LEASE

912 Smithfield Drive

UNITS 5 & 6

Fort Collins, CO 80524



PRESENTED BY:

COBEY WESS

O: 970.691.1140

cobey.wess@svn.com

CO #100024581

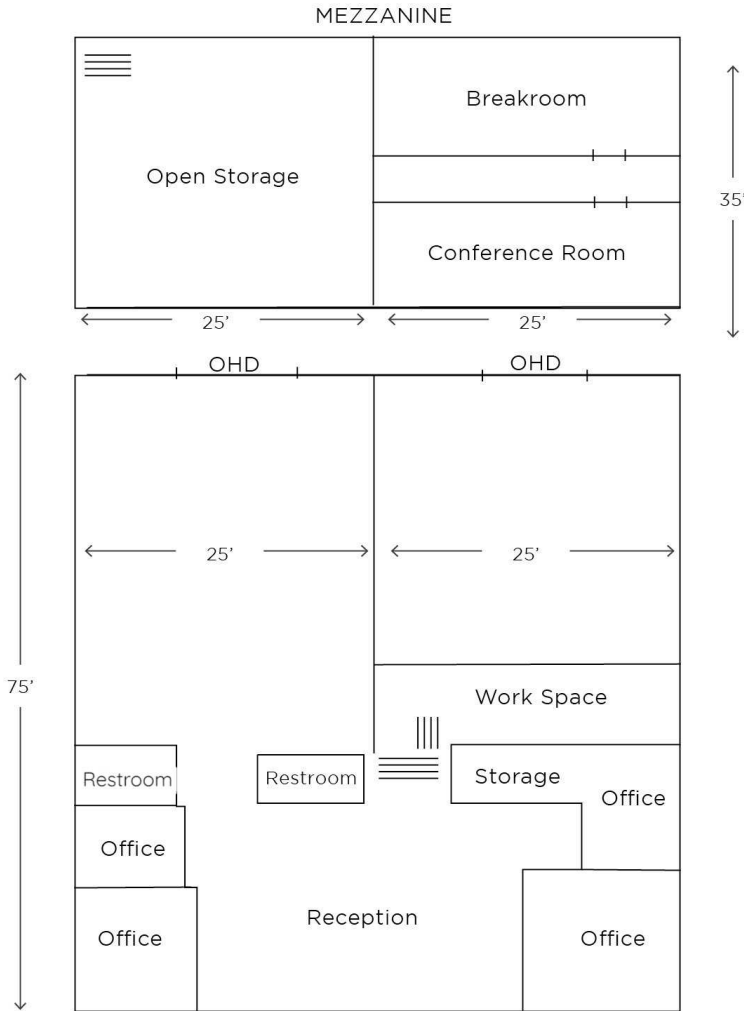
WESLEY PERRY

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PROPERTY SUMMARY



912 Smithfield Units 5&6 Fort Collins, CO

PROPERTY HIGHLIGHTS

- Two combined shop/warehouse units with shared office space, reception, breakroom and restroom.
- The mezzanine has a large break room with kitchenette, conference room and storage/workspace.
- Advantageous access to I-25 & US Highway 14.
- Newly renovated.

SPACE INFORMATION

LEASE RATE:	\$13.50 Square Foot/Year (\$6.00 NNN) Monthly \$8,937.50
TOTAL SF AVAILABLE: (CONTIGUOUS)	5,500 Square Feet Main level office 1,750 SF Mezzanine office 1,750 SF Warehouse 2,000 SF
BUILDING SIZE:	12,249 square feet
CLEAR HEIGHT:	14' Minimum; 18' Maximum (40' Deep Bay)
POWER:	120AMP/208V 3 Phase (100 AMP Upgrade Available)
LOADING:	Two Drive-In (2) 14 x 12 OHD
ZONING:	CC (Larimer County)

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AERIAL VIEW



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ADDITIONAL PHOTOS



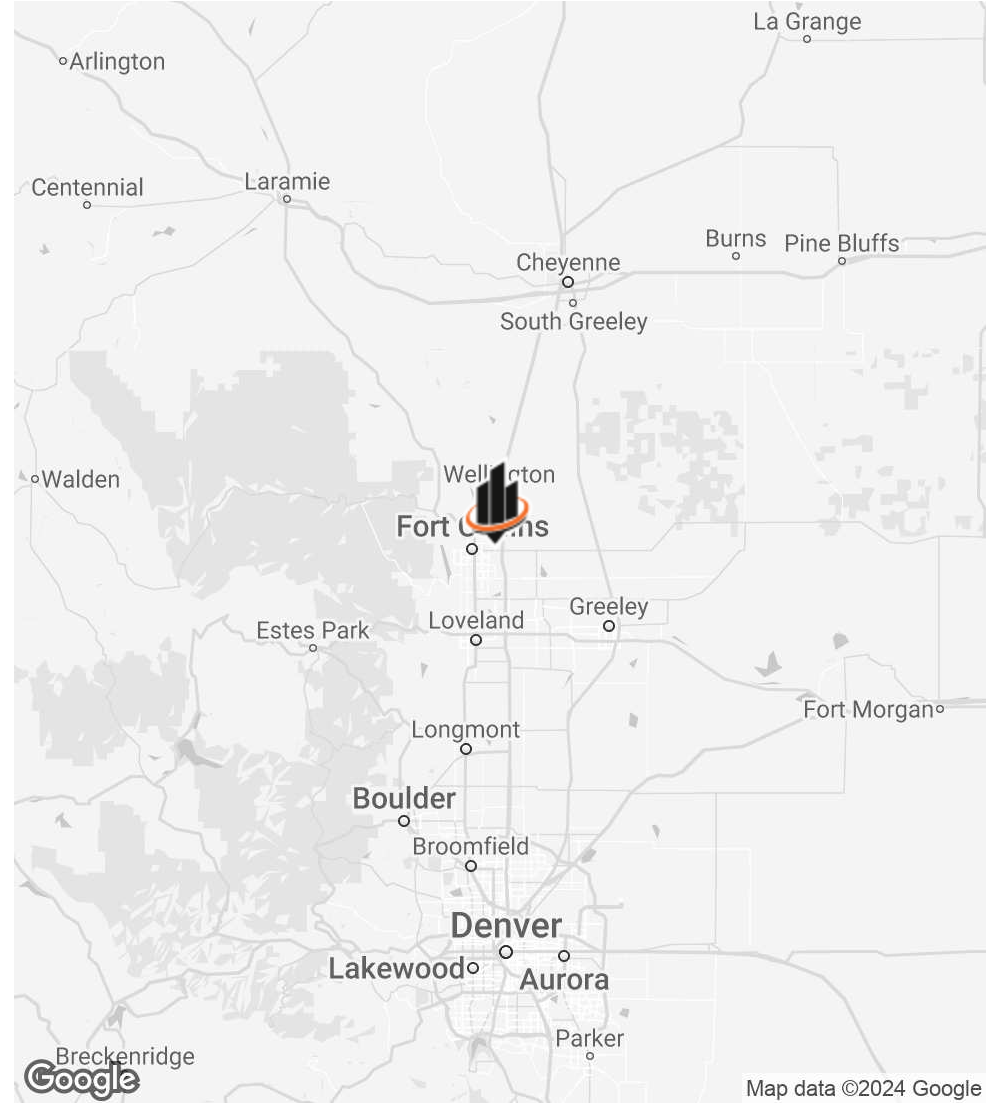
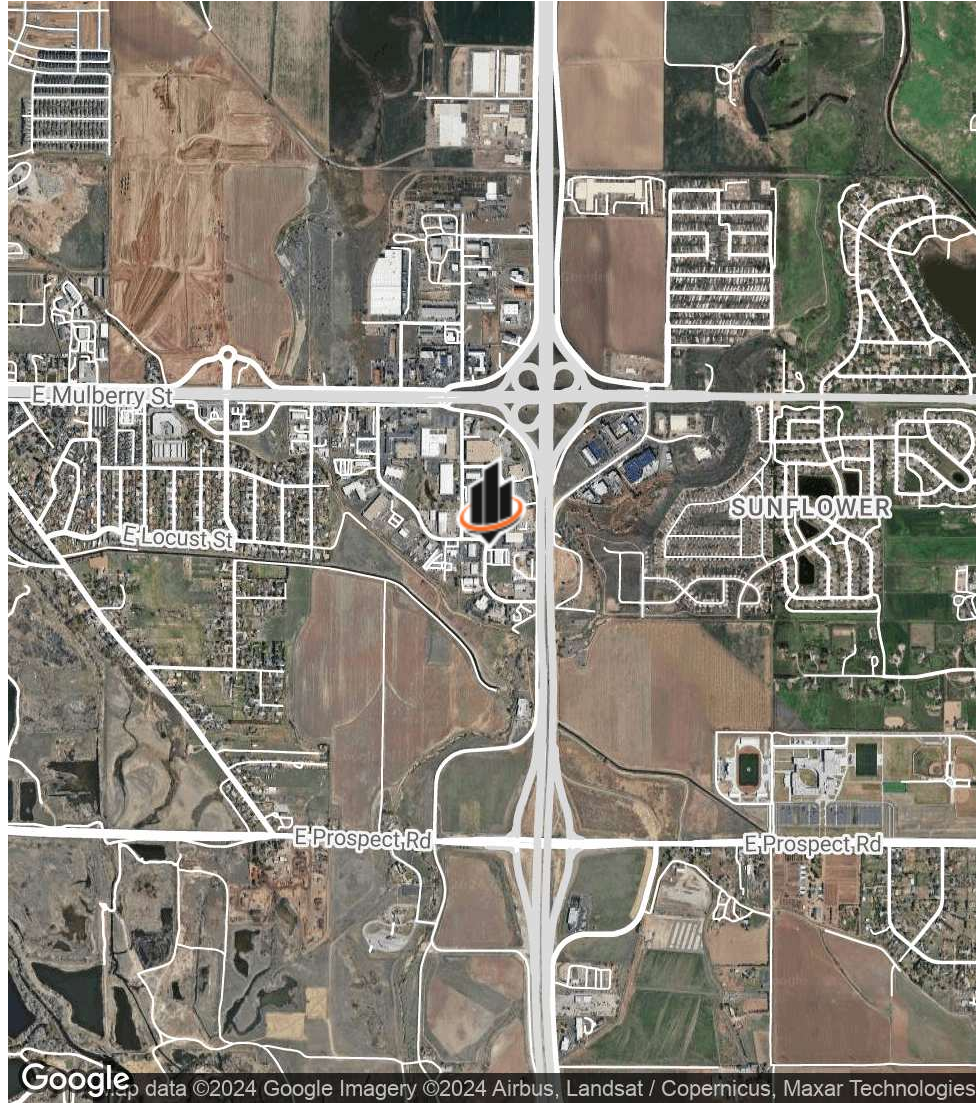
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LOCATION MAP



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