

MULBERRY COMMERCIAL PARK**INDUSTRIAL/FLEX SPACE FOR LEASE OR SALE**

Unit 30 is an open finished office/warehouse space with upgraded power, heated warehouse space and private restroom.

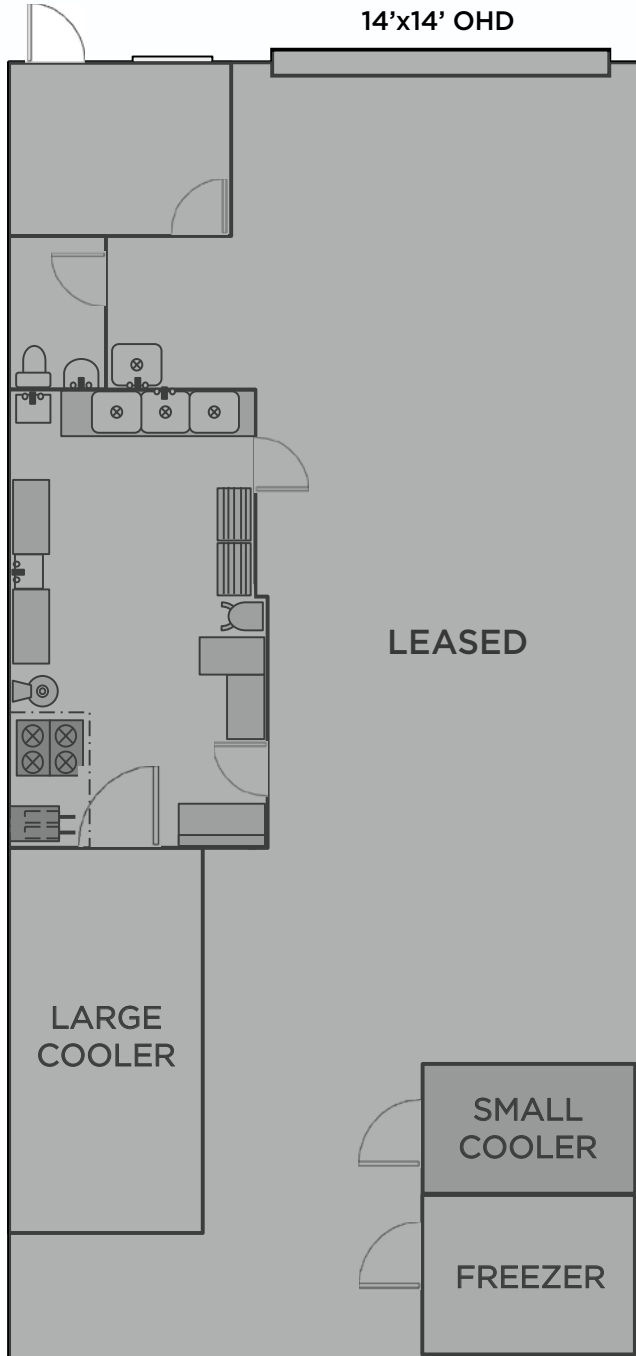
Unit 31 contains a commercial kitchen space offering Type 1 hood, grease trap, 3 compartment sink, 2 walk-in coolers, 1 walk-in freezer and 3-phase power.

Both units are sprinklered. This commercial complex provides easy access to I-25 and is professionally managed by Mountain & Plains Property Management. The association dues include water, sewer, trash, maintenance and snow removal.

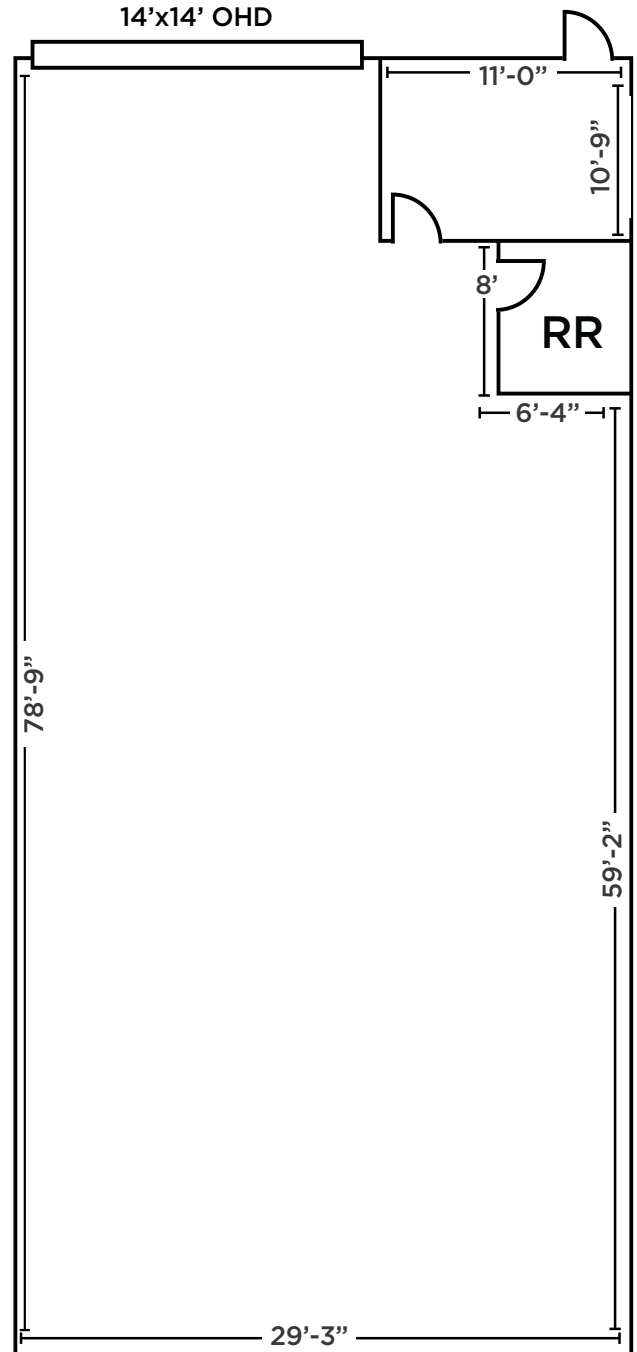
Unit 30:	2,400 SF
Sale Price:	\$535,000 (\$223/SF)
Lease Rate:	\$14.00/SF NNN (\$6.94/SF)
Unit 31:	2,400 SF
Sale Price:	\$552,000 (\$230/SF)
Lease Rate:	Leased
Clear Height:	17'-20'
YOC:	1999
Loading:	14'x14' OHD per unit

FLOOR PLAN

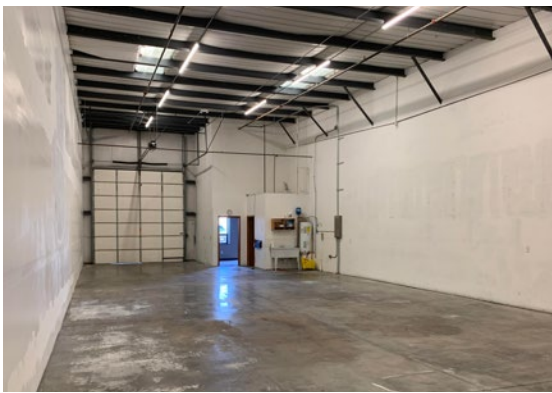
UNIT 31 | LEASED



UNIT 30



PROPERTY PHOTOS





INDUSTRIAL FLEX SPACE FOR LEASE OR SALE

2649 EAST MULBERRY STREET

UNIT 30 & 31 | FORT COLLINS, COLORADO 80524



For more information, please contact:

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