

UNIT 30 & 31 | FORT COLLINS, COLORADO 80524



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

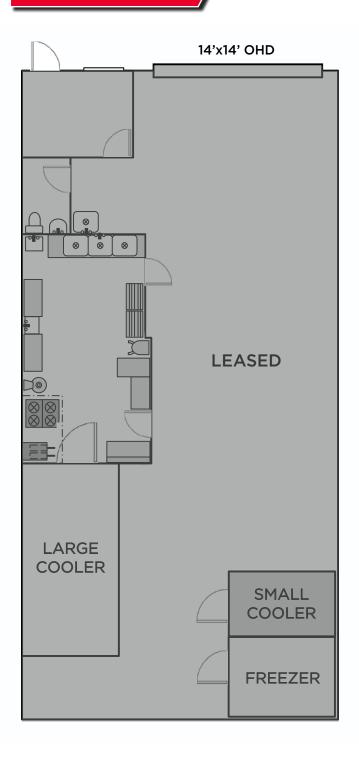
Loading: 14'x14' OHD per unit



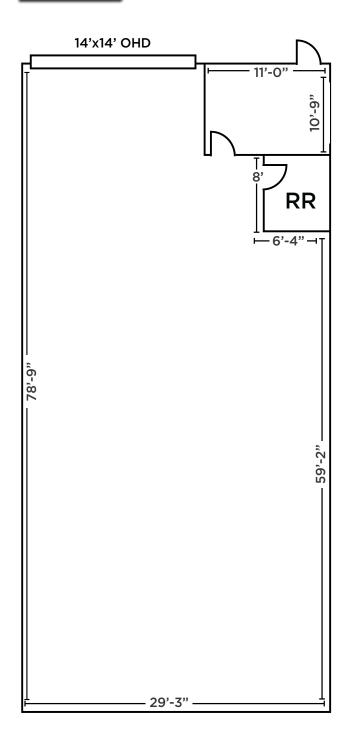
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FLOOR PLAN

UNIT 31 | LEASED



UNIT 30





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PROPERTY PHOTOS

















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For more information, please contact:

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