

SUMMIT COMMERCIAL CENTER

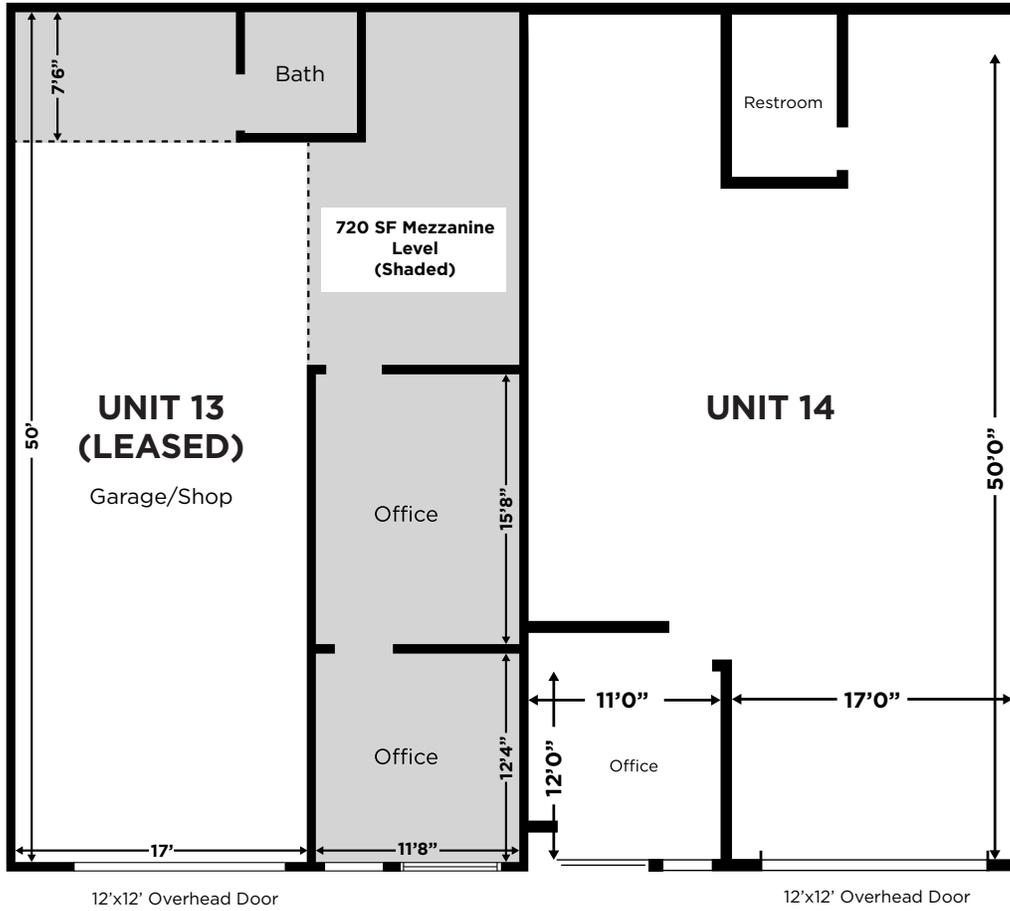

1,500 SF INDUSTRIAL/FLEX CONDOS

AVAILABLE FOR SALE OR LEASE

Flexible leasing options are available within this industrial complex, offering configurations to suit a variety of business needs. Each unit is equipped with 1-2 offices, private restroom and a 12'x12' overhead door, providing convenient access and efficient loading capabilities. This property is located in a Colorado [Opportunity Zone](#).

UNIT	SIZE (SF)	LEASE RATE	NNN	SALE PRICE
13	1,500	LEASED	\$5.63/SF	\$375,000
14	1,500	\$11.50/SF	\$5.63/SF	\$375,000

FLOOR PLAN



- 2 offices, restroom
- Base board heat
- Framed mezzanine as shown
- 12x12 OHD w/ opener
- 3 Phase, 220v power

- Single office, restroom
- Fully conditioned office and warehouse
- Locked mezzanine storage over office
- 12x12 OHD w/ opener
- 3 Phase 220v power
- Storage racking optional

PROPERTY FEATURES



14'
Clear Height



1999
YOC



(1) 12' x 12' OHD (per unit)
Loading

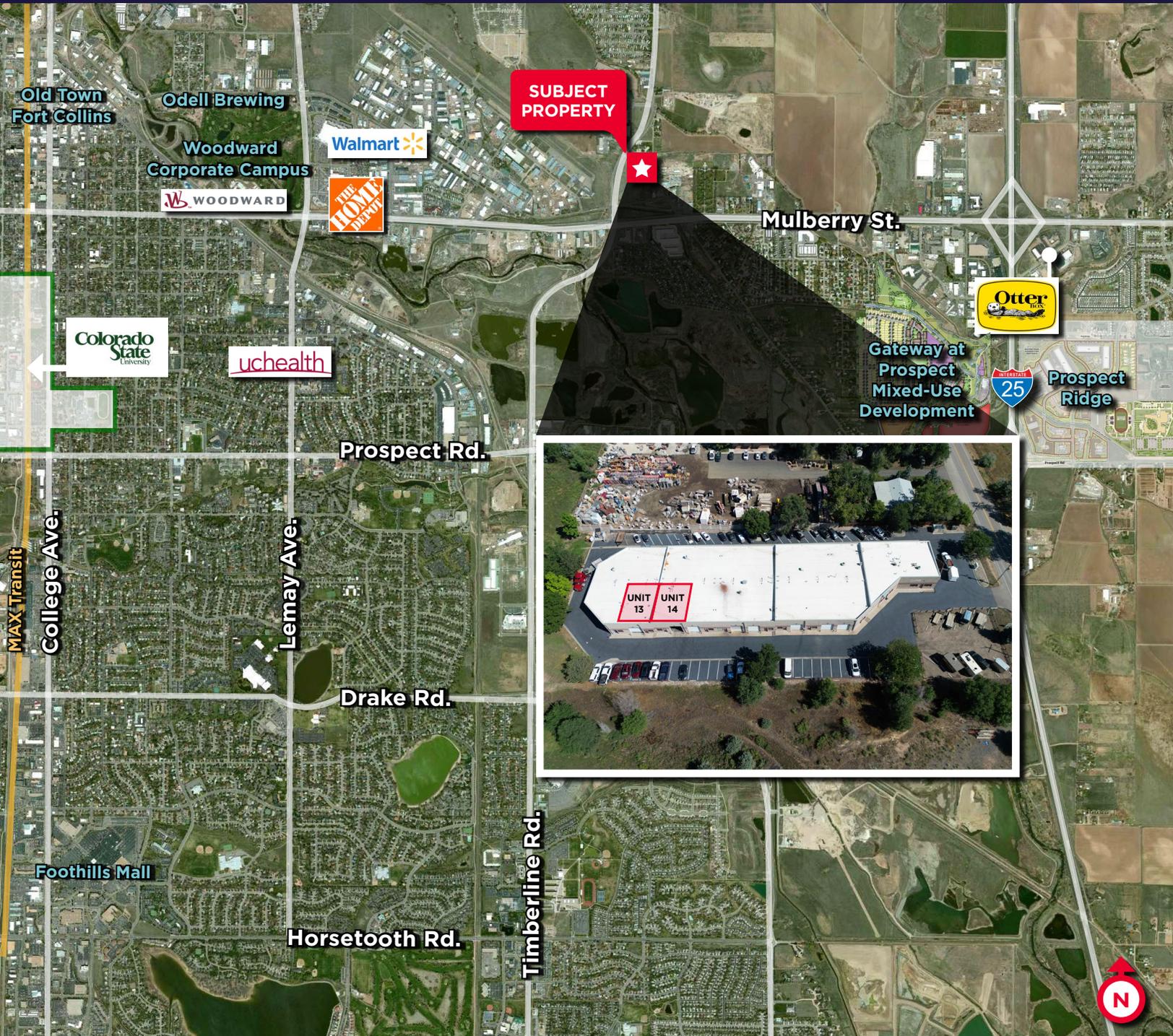


IL - Industrial Light
Zoning



309 S. SUMMIT VIEW DRIVE

FORT COLLINS, COLORADO 80524



For more information, please contact:

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