



 **JLL** SEE A BRIGHTER WAY

# For sale

\$1,999,000 (\$81.00/SF)  
24,594 SF on 1.45 Acres

225 Commerce Drive  
Fort Collins, CO 80524

# For sale - 225 Commerce Drive

## Highlights

- A+ location in the supply constrained Fort Collins submarket
- Standalone building
- Smaller deal size appeals to middle market value add investors/owner users
- Sales price significantly below replacement cost

## Property specifications

- 24,594 SF
- 1.45 Acre site
- Built in 1976
- Remodeled in 1991
- 85 parking spaces
- (IL) Zoning
- 2,000amp 480/277v 3p



# Location - 225 Commerce Drive



Location -  
225 Commerce Drive

### Drive Times:

- Loveland - 25 mins
- Greeley - 35 mins
- Berthoud - 35 mins
- Mead - 40 mins
- Firestone - 40 mins
- Longmont - 40 mins
- Westminster - 1 hour
- Thornton - 1 hour
- Brighton - 1 hour
- Boulder - 1 hour
- Denver - 1 hour



For more information, please contact:

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