

309 S LINK LANE  
FORT COLLINS, CO  
80524



Space Available:

11,850 SF

Lease Rate:

\$14.00/SF

NNN Rate:

\$7.30/SF

Sale Price:

\$2,800,000

(\$236.00/SF)

Equivalent Gross Monthly Rent: \$21,034

CREATIVE INDUSTRIAL WAREHOUSE / OFFICE SPACE OFF MULBERRY CORRIDOR

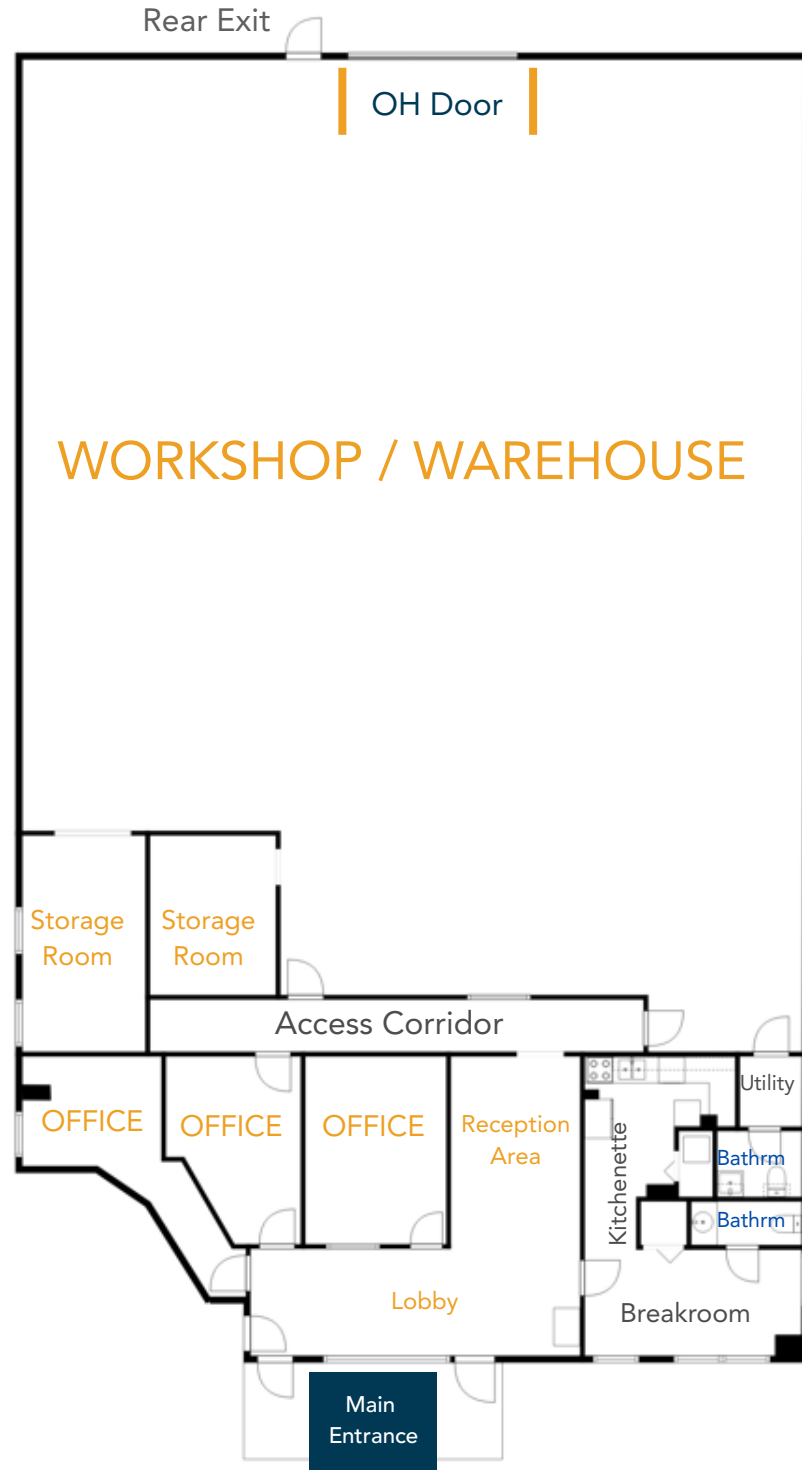
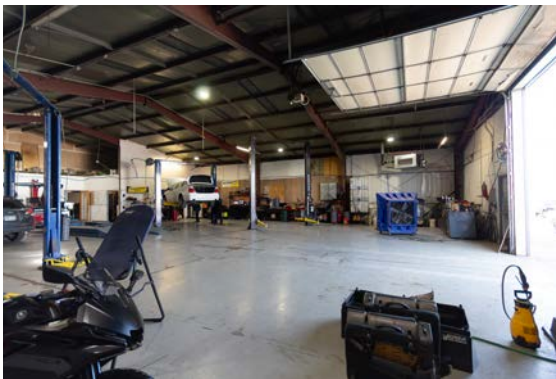
### CONTACT

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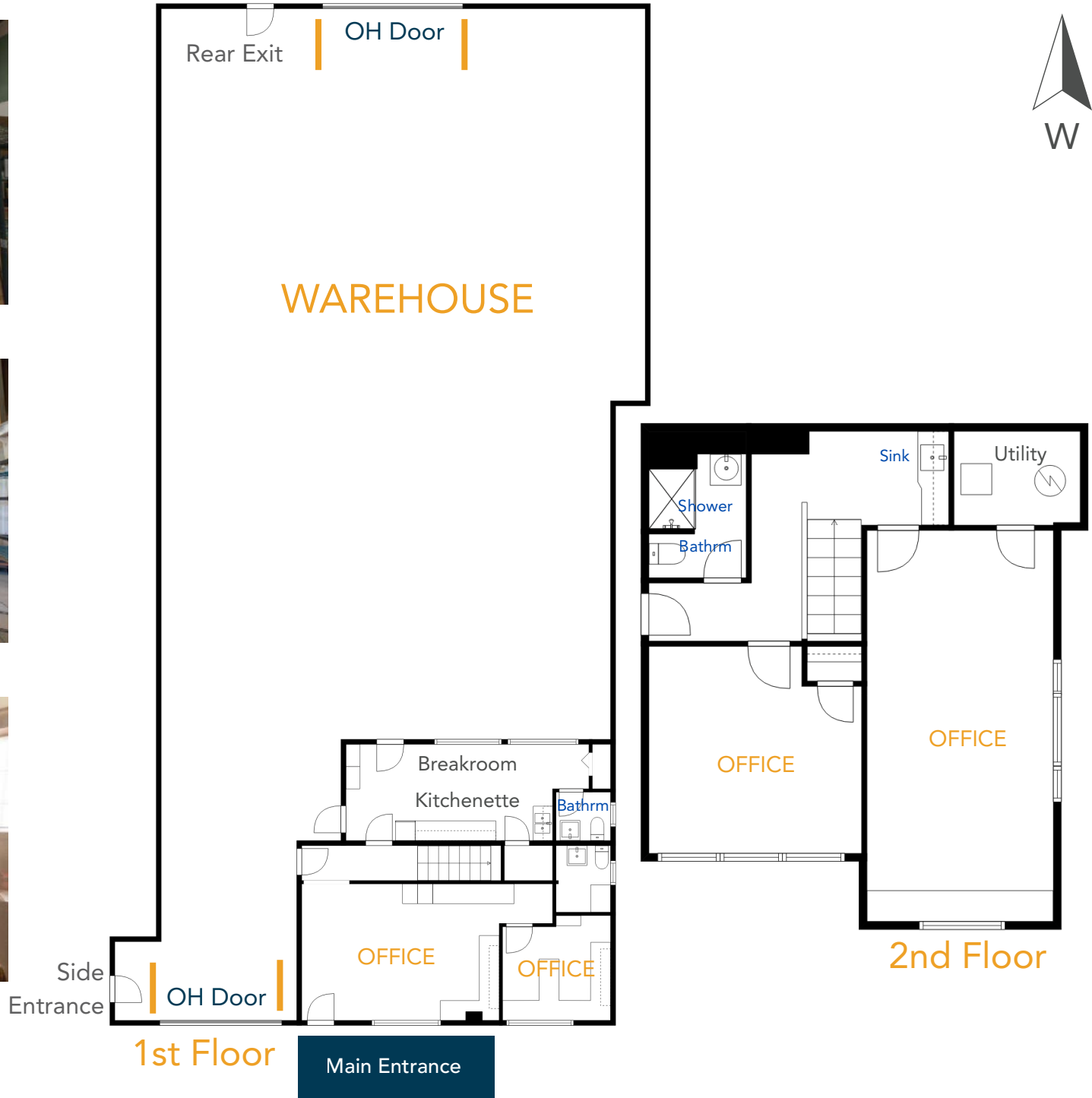
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# FRONT BUILDING - PHOTOS & FLOORPLAN



# BACK BUILDING - PHOTOS & FLOORPLAN



# PROPERTY DETAILS

## CONSTRUCTION

Land-to-Build Coverage Ratio	26%
Structure	Metal Framed
Total Building Size	<b>11,850 SF</b>
<u>Front Building</u>	6,000 SF
Power	200 amp 3-Phase
Overhead Door	(1) 14'
Clear Height	18'
<u>Back Building</u>	5,850 SF
Power	200 amp 3-Phase
Overhead Door	(2) 14' and 18'
Clear Height	22'
Monument & Building Signage	Yes

## PARKING & ACCESS

Fenced Outside Yard	Yes
Gate Access	Yes (for Back Building)
Trailer Parking	Yes
Auto Parking	Yes

## SITE DETAILS

Zoning	Industrial Zoning Unincorporated Larimer County
Acres	1.04



309 S Link Ln  
Fort Collins, CO

 [Link to Google Maps](#)



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The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.