



INDUSTRIAL/FLEX FOR LEASE

500 East Vine Drive, #100

Fort Collins, Colorado 80524

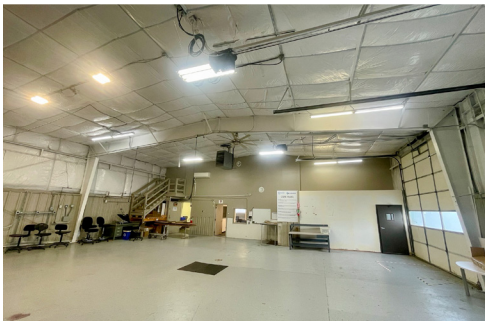
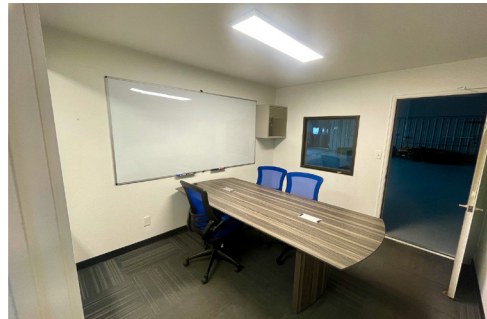
**6,225 SF AVAILABLE
FOR LEASE WITH HALF
AN ACRE OF YARD**



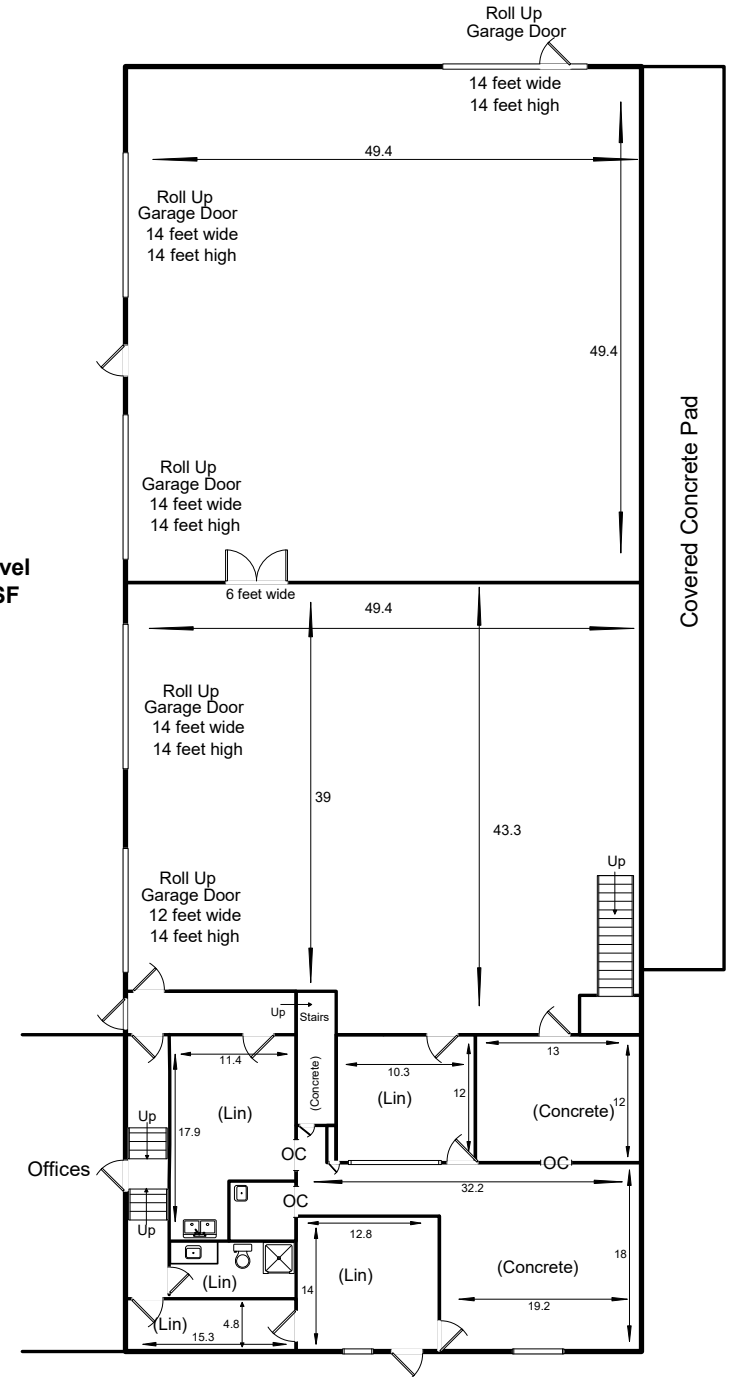
PROPERTY OVERVIEW

Located on the north side of Vine Drive just east of North College Avenue, this property is in a prime area with current and future redevelopment activity.

- Space Available:** 6,225 SF with half an acre of yard
- Clear Height:** 16'-18'
- Lease Rate:** \$14.00/SF NNN (Includes 1/2 acre fenced in outdoor storage)
- Estimated NNN:** \$6.45/SF + Utilities



MainLevel
6,225 SF



5 OVERHEAD DOORS



DEMOGRAPHICS

	2 Miles	5 Miles	10 Miles
2024 Population (Pop.)	33,157	149,231	234,216
2029 Pop. Projection	34,842	157,908	248,887
Avg. Household income	\$86,411	\$91,092	\$106,877



CONTACT

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