

**SECURED FENCED YARD - UP TO 4 ACRES
LOCATED ON I-25 ON/OFF RAMP WITH I-25 VISIBILITY**



NEW CONSTRUCTION INDUSTRIAL FOR SALE OR LEASE

1804 SOUTHEAST FRONTAGE ROAD
FORT COLLINS, CO 80525



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Lease Rate: \$25/SF NNN

Sale Price: \$1,050,000 - \$8,400,000 (\$350/SF)



This newly constructed 24,000 square foot industrial building is now complete and available for lease at the southeast corner of I-25 and Prospect Road in Fort Collins. Offering flexible suite sizes ranging from 3,000 to 24,000 square feet, the property can accommodate a single large user or up to eight tenants. The site features excellent visibility from the main interstate in Northern Colorado and provides convenient access to Prospect Road, one of Fort Collins' primary thoroughfares. The building is equipped with 12'x12' and 14'x14' overhead doors, with the ability to incorporate additional 14'x14' doors throughout the space to meet tenant requirements. The property includes approximately 0.6 acres of fenced yard and there is the potential for approximately 3.5 acres of additional yard.

Please contact the listing brokers for more information.

PROPERTY DETAILS

24,000 SF

BUILDING SIZE

3,000 - 24,000 SF

AVAILABLE SIZE

15'4" - 24'4"

CLEAR HEIGHT

**12'x12' and 14'x 14'
Overhead Doors**

LOADING

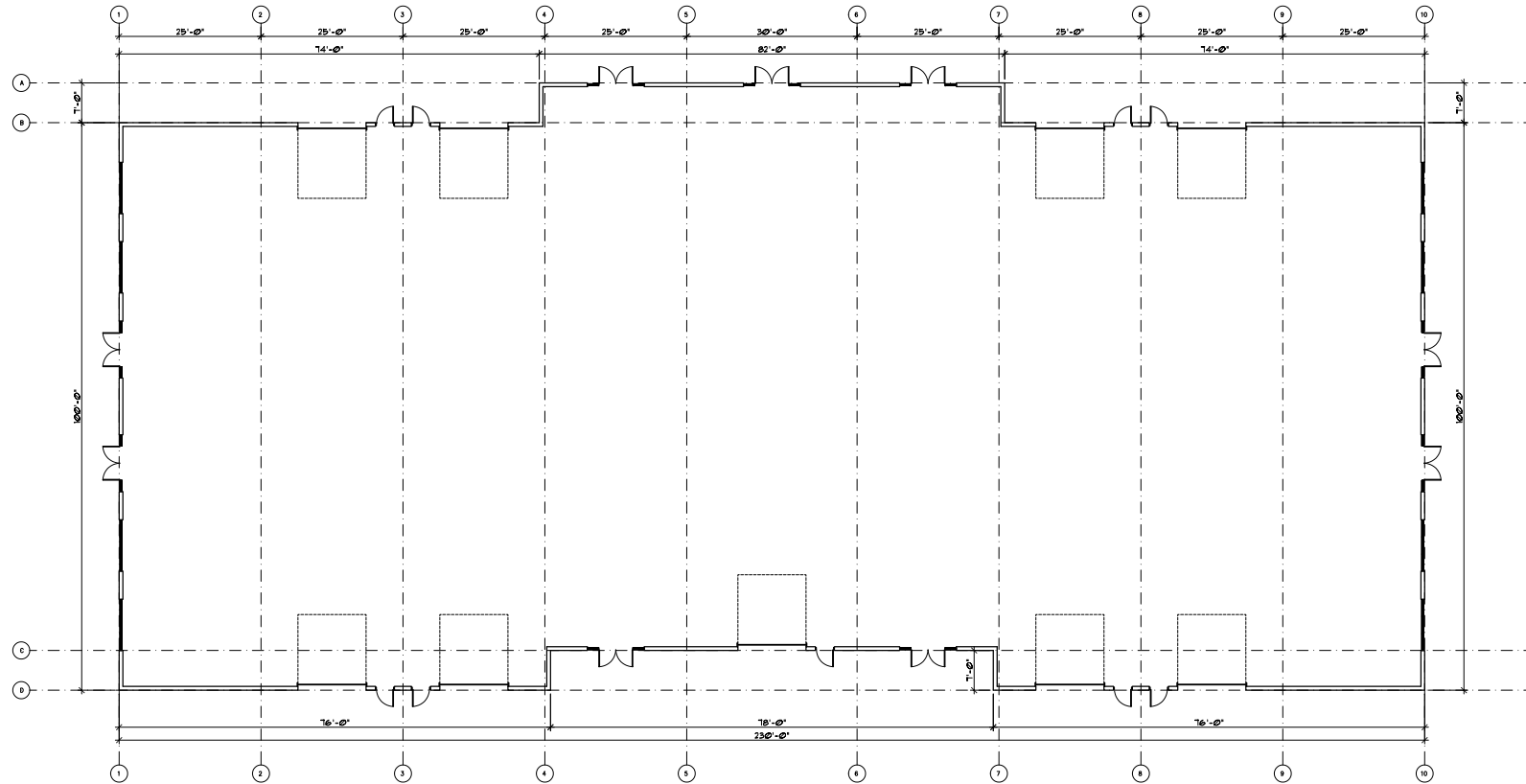
2.05 Acres

SITE SIZE

26,000 SF

LAYDOWN SPACE

FLOOR PLAN



SITE PLAN



FORT COLLINS

4TH LARGEST CITY IN COLORADO

Fort Collins, one of the healthiest cities in the U.S., boasts award winning schools, beautiful outdoor facilities, and a flourishing arts scene. Additionally, residents can visit any of the unique breweries, shops and restaurants located in the area.

The Fort Collins economy has a mix of manufacturing and service-related businesses. Many high-tech companies have relocated to Fort Collins because of the resources of Colorado State University and its research facilities.

Fort Collins is also home to many small businesses and entrepreneurial ventures. The Larimer Small Business Development Center helps small businesses in the area get started and become profitable while the Northern Colorado Economic Alliance attracts business while stimulating relevant economic opportunity and job growth for the region.

Other factors that attribute to the entrepreneurial climate of Fort Collins are Colorado State University's College of Business and its Institute for Entrepreneurship Center and the Rocky Mountain Innosphere, helping new clean energy, technology, and scientific startup companies get started.

Source: [choosecolorado.com](https://www.choosecolorado.com)

DEMOGRAPHIC HIGHLIGHTS



Total Population (2023)

172,250



Median Age

32.1



Total Households

69,662



Total Employees

91,639



Per Capita Income

\$51,493



Total Square Miles

58.47

MAJOR EMPLOYERS

- Advanced Energy Industrial, Inc.
- Anheuser Busch
- Banner Health
- Broadcom
- Colorado State University
- Columbine Health Systems
- Hewlett-Packard Enterprise
- Kaiser Permanente
- New Belgium Brewing Company
- OtterBox
- Platte River Power Authority
- UCHealth
- Water Pik
- Woodward
- Xcel Energy Co.

NEW CONSTRUCTION INDUSTRIAL FOR SALE OR LEASE

DRIVE TIMES

	DRIVE TIME
East Mulberry Street	2 Minutes
East Harmony Road	5 Minutes
Northern Colorado Regional Airport	14 Minutes
Denver International Airport	1 Hour, 5 Minutes
Longmont	45 Minutes
Denver	1 Hour, 8 Minutes
Cheyenne	38 Minutes

DEMOGRAPHICS

	3 MILES	5 MILES
 2023 Population	30,427	115,366
 2028 Population Projection	31,637	119,917
 2023 Households	11,701	46,258
 Avg. Household Income	\$107,162	\$101,462



FOR MORE INFORMATION PLEASE CONTACT

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