



2246 Zurich Dr., Unit 102, Fort Collins, CO
INDUSTRIAL/FLEX/OFFICE CONDO FOR SUBLLEASE



6 Months Free Gross Rent for Qualified Tenants

PROPERTY DETAILS

Available Space:
Unit 102: 5,675

Lease Rate: \$16.00/RSF NNN
Expenses \$4.95/SF

Co-Tenants:
- Hinkerkopf Services
- Gatsby Glass
- Lace & Lillies, LLC

Zoning:
Light Industrial (Larimer County)

Rico Devlin

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970.413.1182
rico@lcrealestategroup.com

Nathan Klein

Sr. Partner/Comm. Brokerage Mgr
970.222.2473
nathan@lcrealestategroup.com

INDUSTRIAL BUSINESS PARK INT'L LEASE RATE: \$16.00/RSF NNN

- Quality industrial/flex unit located in fast growing north Fort Collins location
- Functional layout with approximately 1/4 office and structural mezzanine with an exterior balcony and concrete floor
- Warehouse features 16'-24' clear height; 3 Phase; (2) 12'x14' OHD; clean, well-lit and sprinklered
- New office finish includes two large offices, open reception and work area, kitchenette and two restrooms
- Plenty of employee/guest parking in front and rear overhead loading in back
- Easy access to Interstate 25 via Mulberry Street - 5 minutes



DEMOGRAPHICS (Source: STDB Online 2025, radius)

	1 Mile	3 Mile	5 Mile
2024 Population	6,111	59,639	139,120
Avg. HH Income	\$97,396	\$109,860	\$106,525
Households	2,349	24,319	56,831
Businesses	628	3,902	7,284
Employees	7,725	58,870	103,341



TRAFFIC COUNTS (Source: STDBOnline)

E. Mulberry St. @ N. Timberline Rd.

39,000 VPD

The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 6/27/2025



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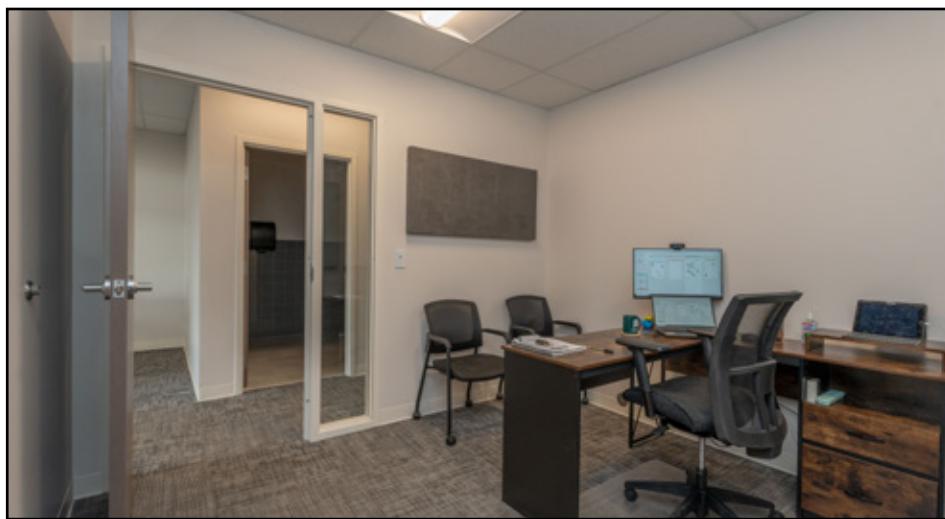
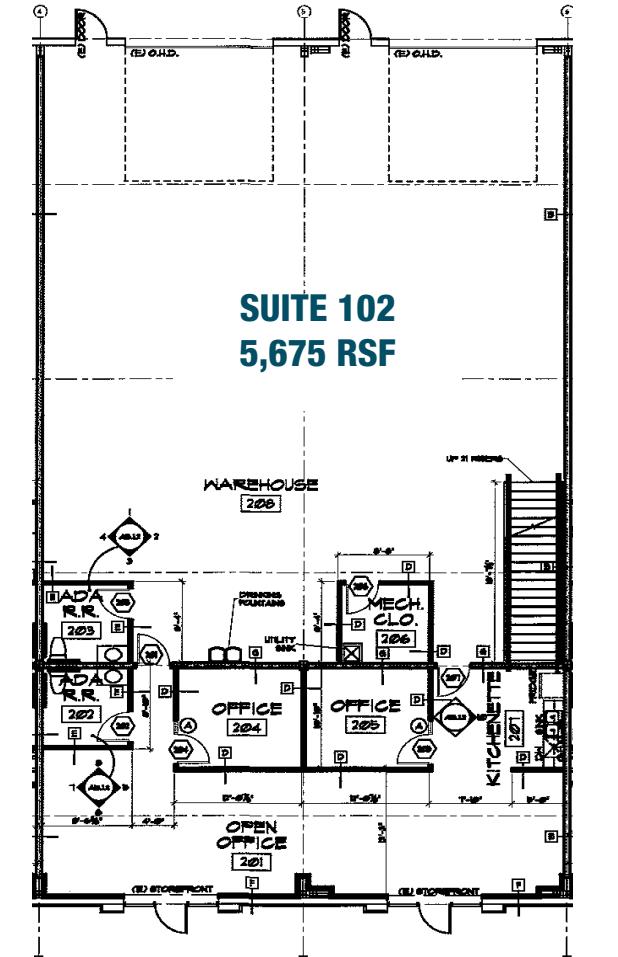


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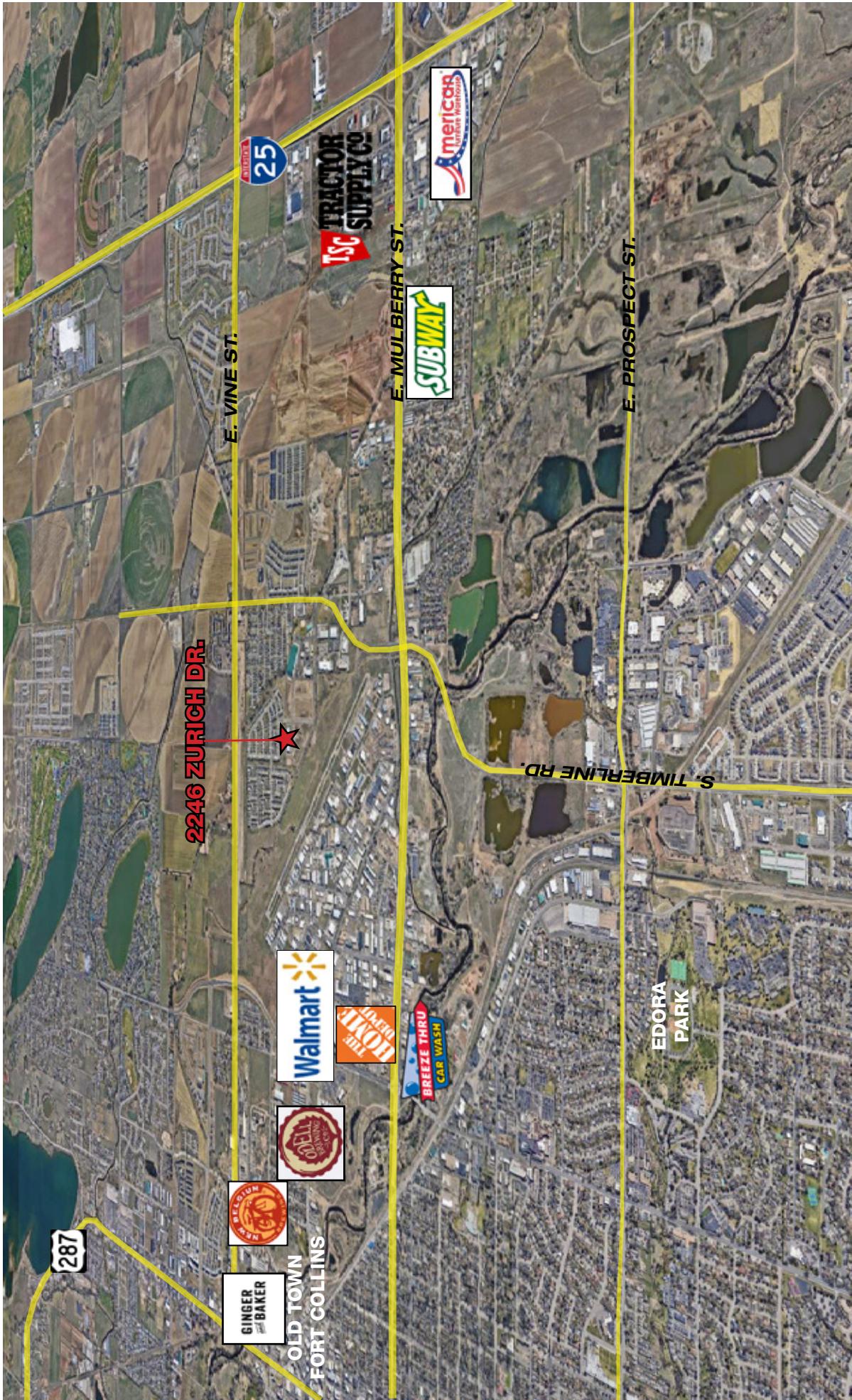
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