



Space Available:

9,840 SF

1.015 Acres

Lease Rate:

\$16.00/SF

NNN Rate:

\$6.00/SF*

(*Estimated 2026)

Sale Price:

\$2,275,000

(\$231.20/SF)

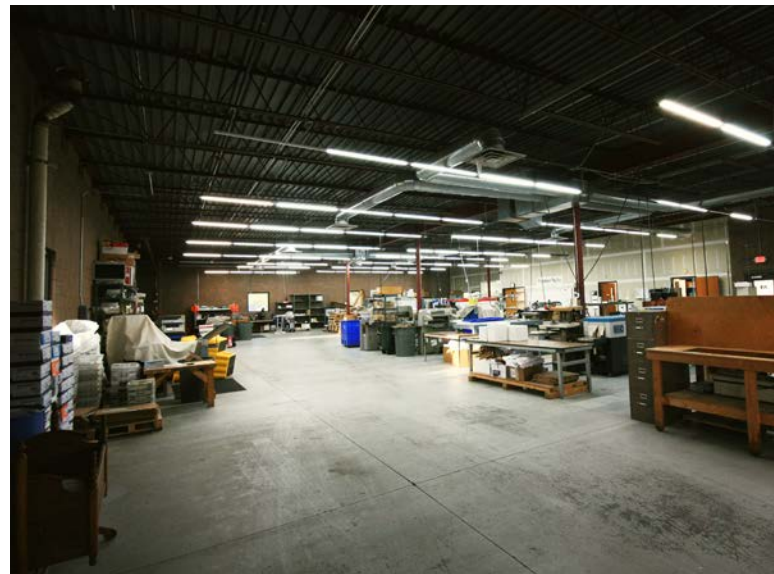
102 ROME CT
FORT COLLINS, CO 80524

OFFICE AND WAREHOUSE ON 1+ ACRE

- Multiple spacious open work areas, 4 private offices, private restrooms, and multiple storage rooms including a utility/server room, large kitchenette, and 2 wash areas.
- Large warehouse with a 12' overhead door and 240V, 3-phase electrical service.
- Equipped with Cat 5 ethernet and wireless connectivity, 4 rooftop HVAC units, LED lighting, a fire sprinkler system, and an alarm system with door and motion sensors.
- 33 dedicated parking spaces and an inground landscaping sprinkler system.



PROPERTY PHOTOS



FLOORPLAN



AREA MAP



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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.