

FOR LEASE

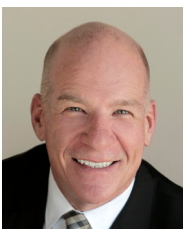
2649 E MULBERRY 24-25  
FORT COLLINS, CO 80524

INDUSTRIAL OFFICE/WAREHOUSE  
\$5,780.00/MONTH



## OFFERING HIGHLIGHTS

- Available now!
- 4,800 SF office/warehouse for lease
- Zoned C-Commercial in Larimer County
- Light-industrial uses allowed
- 2- 14x14 grade-level loading doors



**Craig C. Hau**  
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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 2.27.2020



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# INDUSTRIAL OFFICE/WAREHOUSE

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### LEASE OVERVIEW

<b>Rentable SF:</b>	4,800 SF
<b>Base Rent:</b>	\$9.50/SF/Annually
<b>NNN Expenses:</b>	\$4.95/SF/Annually
<b>Total Monthly Rent:</b>	\$5,780.00 (plus utilities)
<b>Lease Term:</b>	3-5 Years Preferred
<b>Loading:</b>	(2) 14x14 Grade Level Doors
<b>Zoning:</b>	C- Commercial
<b>Market:</b>	Northern CO
<b>Sub Market:</b>	Fort Collins

### PROPERTY OVERVIEW

<b>Property:</b>	Available now- 4,800 sf office/warehouse for lease in the Mulberry Commercial Park. Units 24-25 feature a front office/reception area, private restroom, a private office, & access to the warehouse. The warehouse features an additional private office, wash-sink, 110/220V/3- Phase, and 2- 14x14 grade-level doors. New flooring and new paint in the office! These units combined are 60 x 80. C-Commercial zoning in Larimer County allows for a variety of light-industrial uses. Note- no outside storage available at this location. The total monthly rent is: \$5,780 plus utilities (gas, electric, internet, phone, cable, and internal janitorial).
<b>Location:</b>	Located in the Mulberry Commercial Park- easy access to Mulberry/HWY 14 with close proximity to Interstate 25.

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