



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

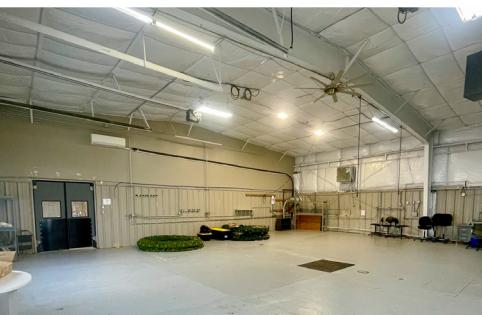
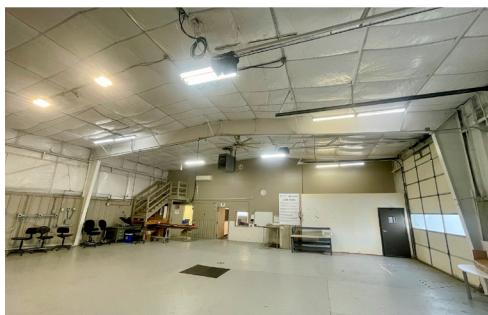
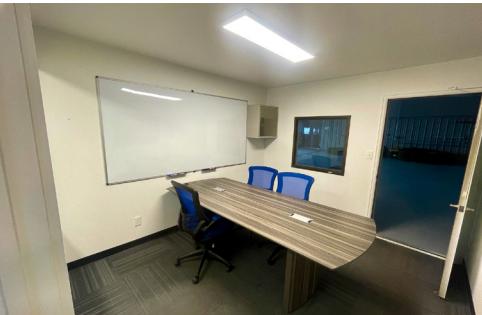
Located on the north side of Vine Drive just east of North College Avenue, this property is in a prime area with current and future redevelopment activity.

Space Available: 6,225 SF with half an acre of yard

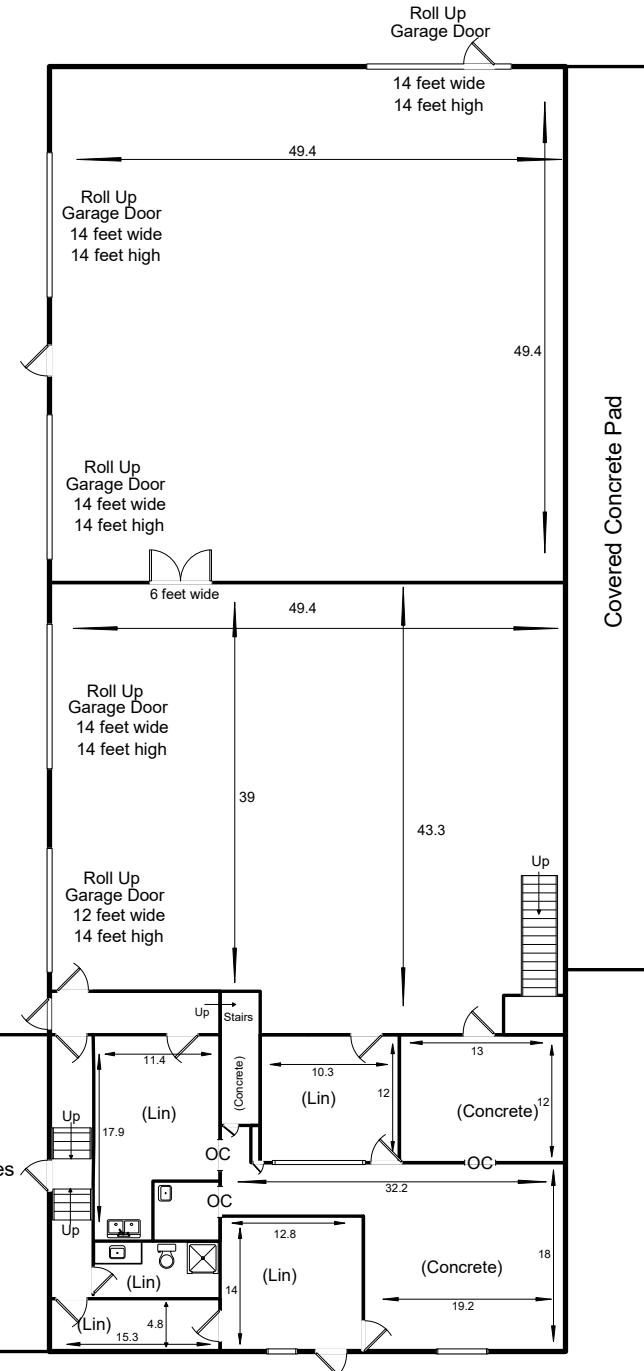
Clear Height: 16'-18'

Lease Rate: ~~\$12.00 - \$14.00/SF NNN~~ \$10.00/SF NNN

Estimated NNN: \$6.45/SF + Utilities



MainLevel
6,225 SF



5 OVERHEAD DOORS



CONTACT

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