



LEASE

800 Stockton Ave

UNIT #2 & UNIT #3

Fort Collins, CO 80524

PRESENTED BY:

COBEY WESS

O: 970.691.1140

cobey.wess@svn.com

CO #100024581

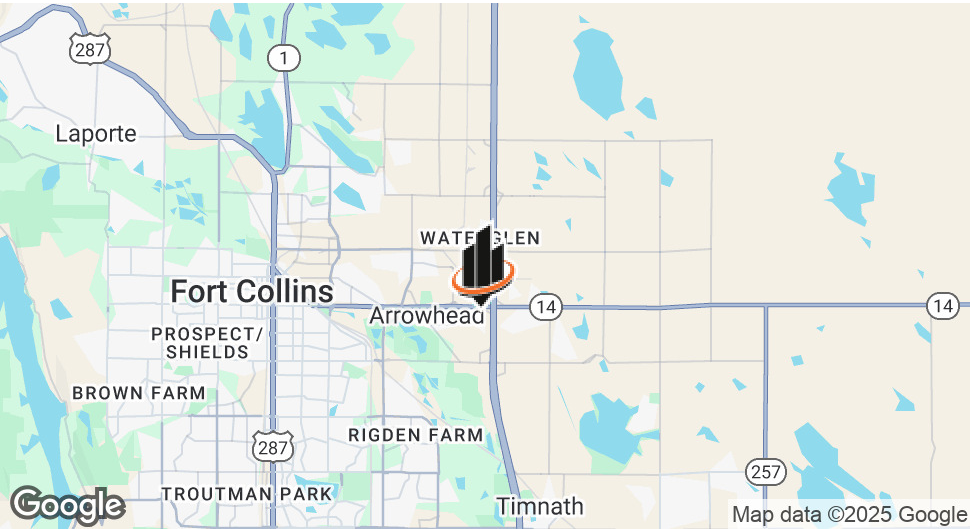
WESLEY PERRY

O: 970.222.5572

wesley.perry@svn.com

CO #FA.100091594

PROPERTY SUMMARY



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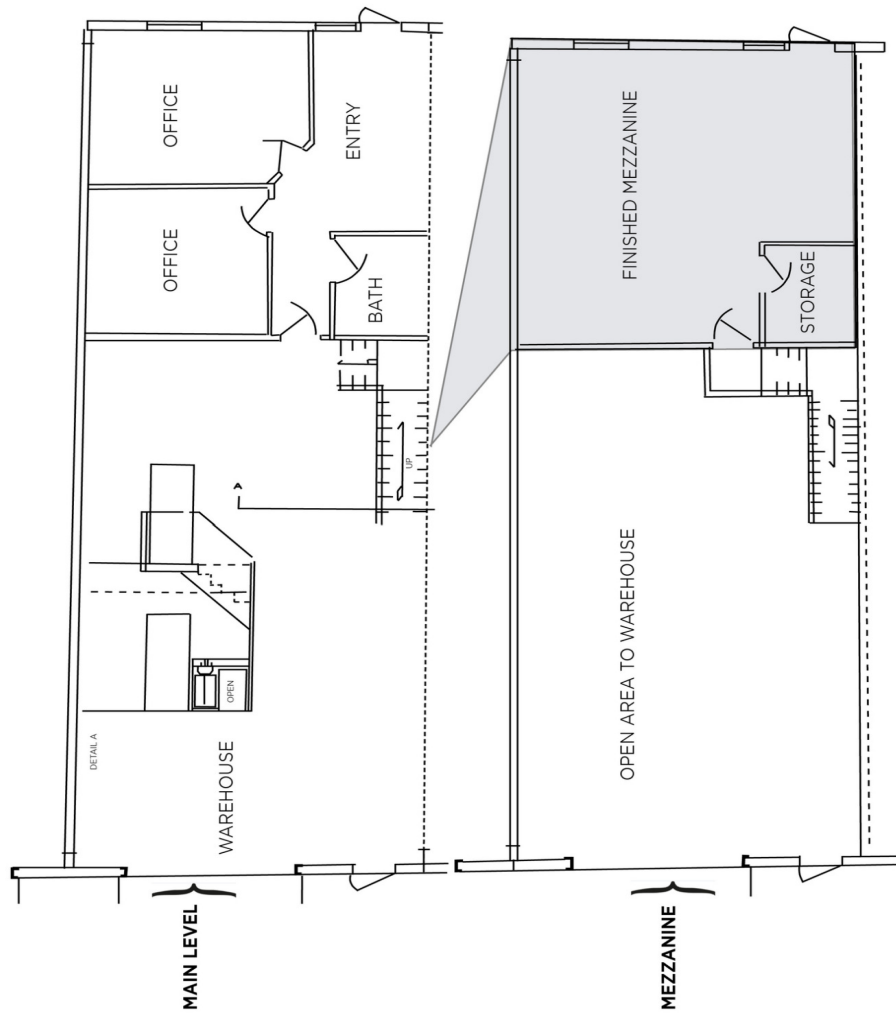
PROPERTY DESCRIPTION

Well designed and efficient office/warehouse within a minute to Interstate 25. The property offers a large receiving area with adequate room for truck turn around. Both Unit #2 & Unit #3 offer usable mezzanine space for additional offices, work spaces, and storage. Unit #2 and Unit #3 can be leased separately or combined.

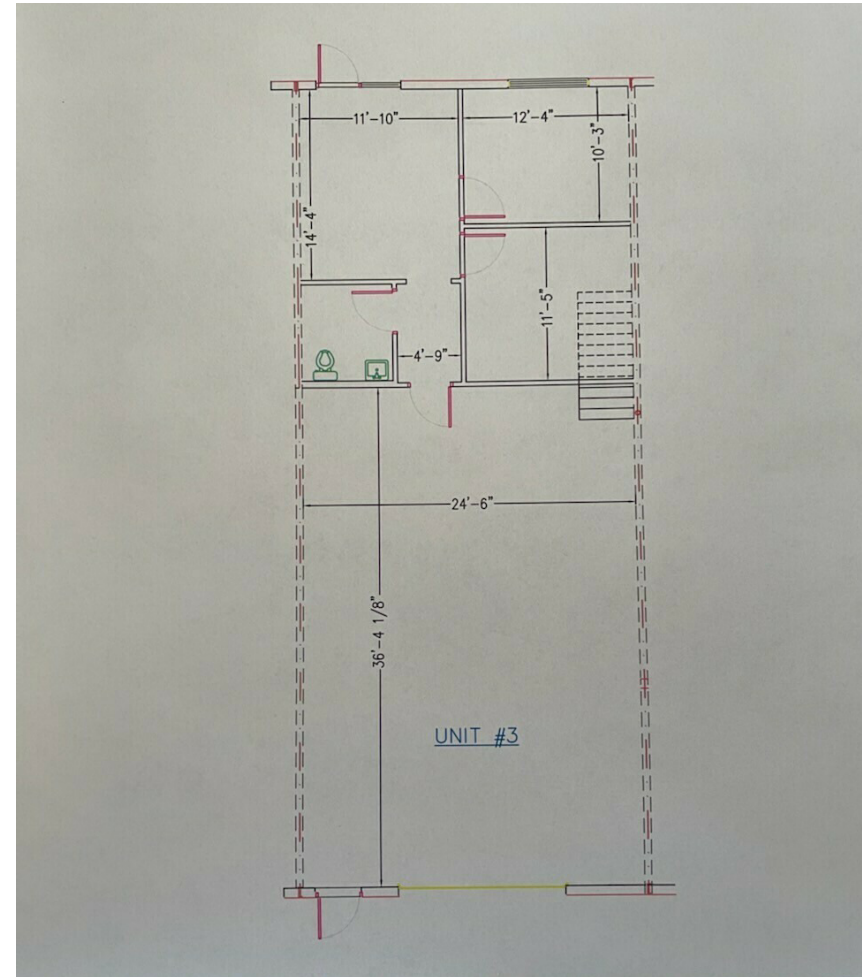
OFFERING SUMMARY

AVAILABLE - UNIT #2:	2,030 SF (500 SF Mezzanine) Base Rent = \$13.50 SF/YR
AVAILABLE - UNIT #3:	2,086 SF (584 SF Mezzanine) Base Rent = \$13.00 SF/YR
UNIT #2 & #3:	4,116 SF (1084 SF Mezzanine) Base Rent = \$12.00 SF/YR
EXPENSES (NNN):	\$5.84 SF/YR
BUILDING SIZE:	14,000 SF
POWER:	3 Phase/220 AMP
CLEAR HEIGHT:	13' - 16'
LOADING:	Grade-Level
DOOR:	12' x 12' Overhead Door
ADA RESTROOM:	Yes
SECURITY CAMERAS:	Yes
FENCED AREA:	No

FLOOR PLAN UNIT #2



FLOOR PLAN UNIT #3



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ADDITIONAL PHOTOS



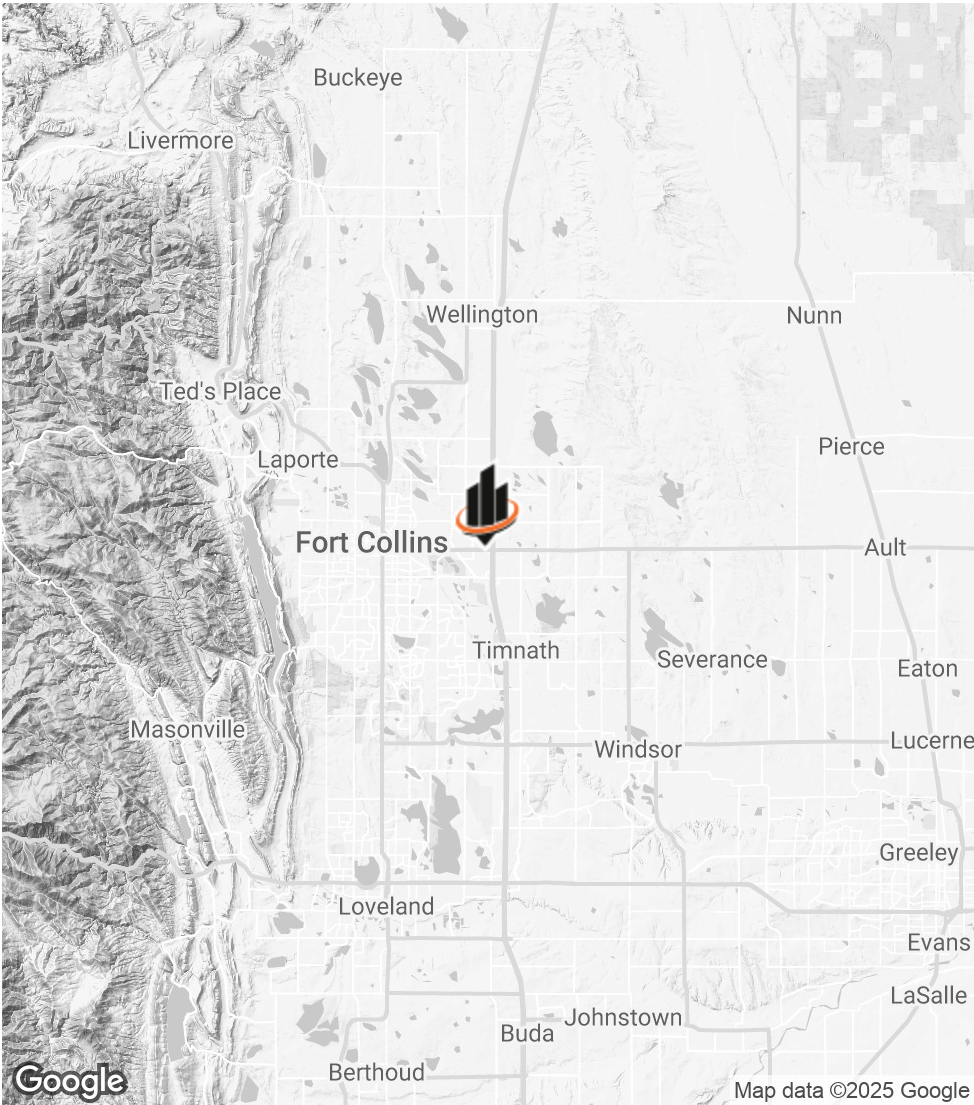
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LOCATION MAP



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