

Space Available

10,000 - 30,000 SF

Lease Rate

\$20.00/SF NNN

Sale Details

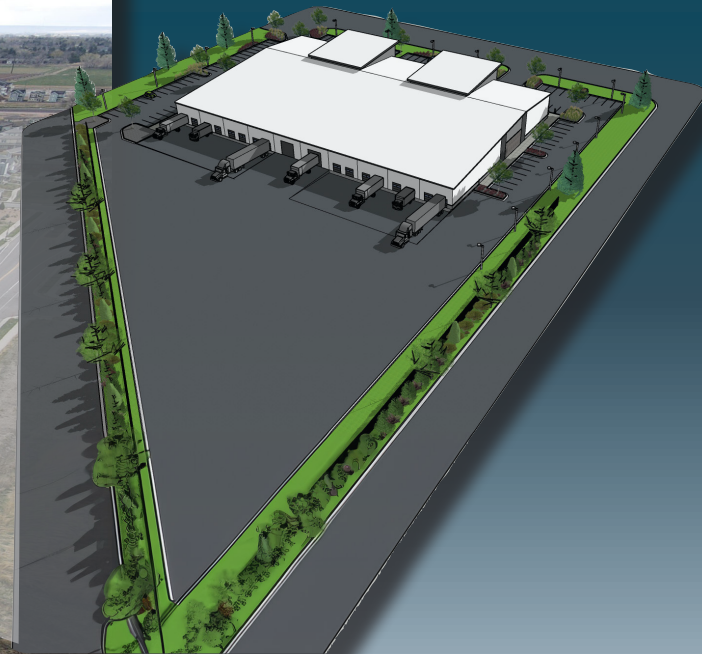
\$250.00/SF

*FLEX/INDUSTRIAL FOR SALE/LEASE IN RAPIDLY DEVELOPING EAST FORT COLLINS*

- Flex/industrial property with substantial yard space
- Core/shell delivery
- Additional mezzanine space available
- Joint venture available - contact broker for more information

MEXICO WAY/  
ZURICH DRIVE  
FORT COLLINS, CO

FOR LEASE/SALE/  
JOINT VENTURE

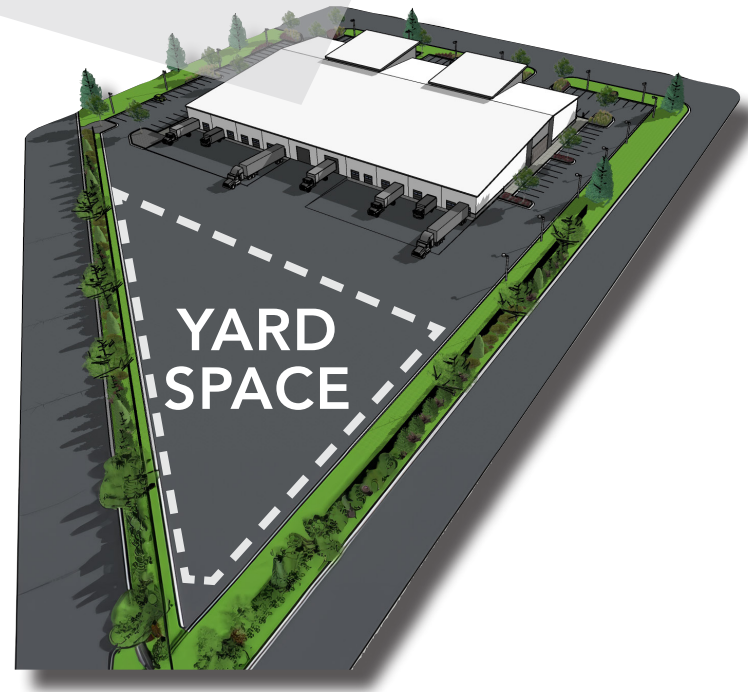




# CONCEPTUAL BUILDING RENDERINGS



# CONCEPTUAL BUILDING RENDERINGS





# AERIAL PHOTOS



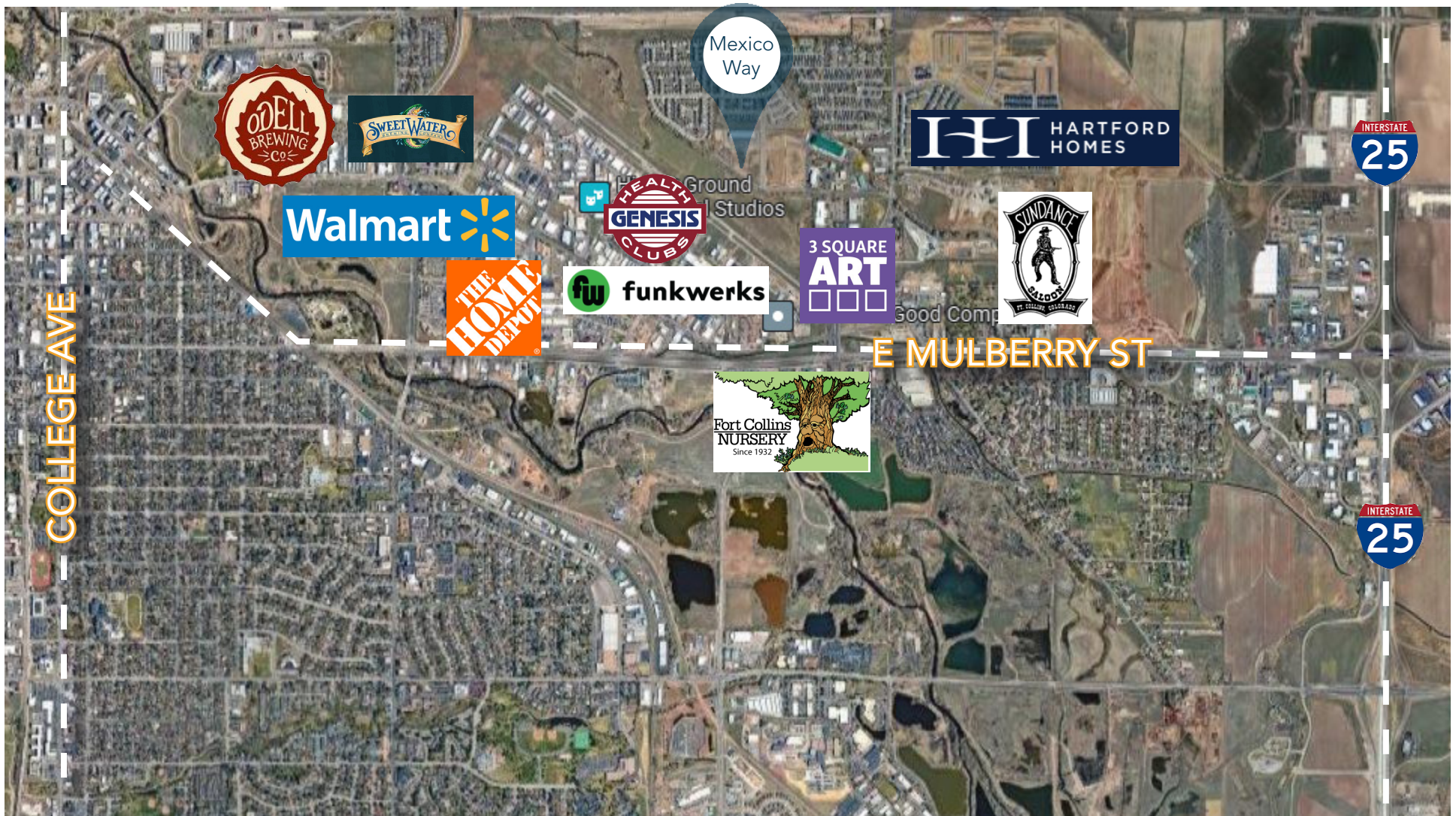


# CONCEPTUAL SITE PLAN





# AREA MAP



**CONTACT:** Josh Guernsey • 970-218-2331 • [jguernsey@waypointRE.com](mailto:jguernsey@waypointRE.com)  
David Katz, CCIM • 970.481.5808 • [dkatz@waypointRE.com](mailto:dkatz@waypointRE.com)