



800
STOCKTON

AVAILABLE FOR LEASE

800 Stockton Ave | Unit #3 & Unit #6 | Fort Collins, CO 80524

CBRE

STRATEGICALLY LOCATED OFFICE/WAREHOUSE SPACE

just one minute from I-25, offering excellent access and functionality. The property includes a spacious receiving area with sufficient truck turnaround capability. **Units #3 and #6** provide ample power and versatile mezzanine areas that can accommodate offices, workstations, or storage, making them ideal for service-oriented users.



UNIT #3

2,099 SF
(584 SF Mezzanine)

\$12.00 SF/Yr
Base Rent

UNIT #6

2,336 SF
(819 SF Mezzanine)

\$12.50 SF/Yr
Base Rent

EXPENSES (NNN) Est. \$6.32 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

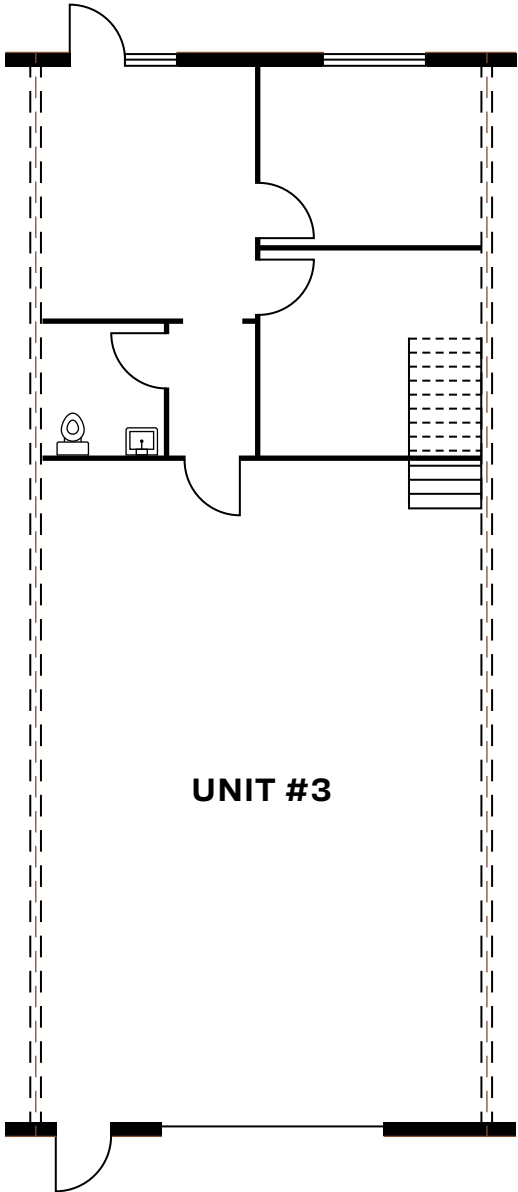
ADA RESTROOM Yes

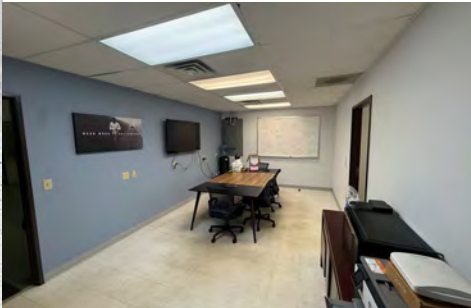
FENCED AREA No

PARKING AREA Common

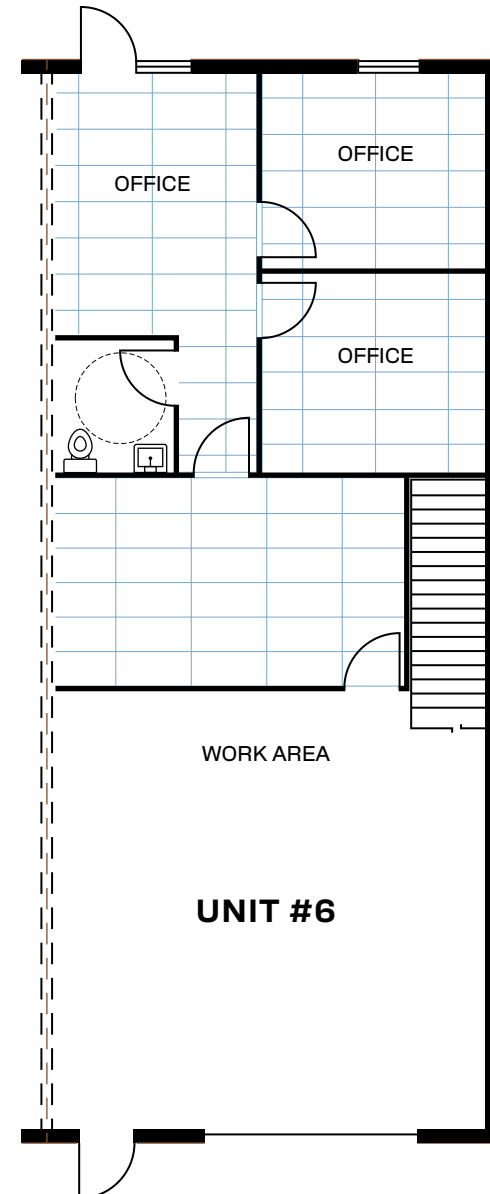
AVAILABLE

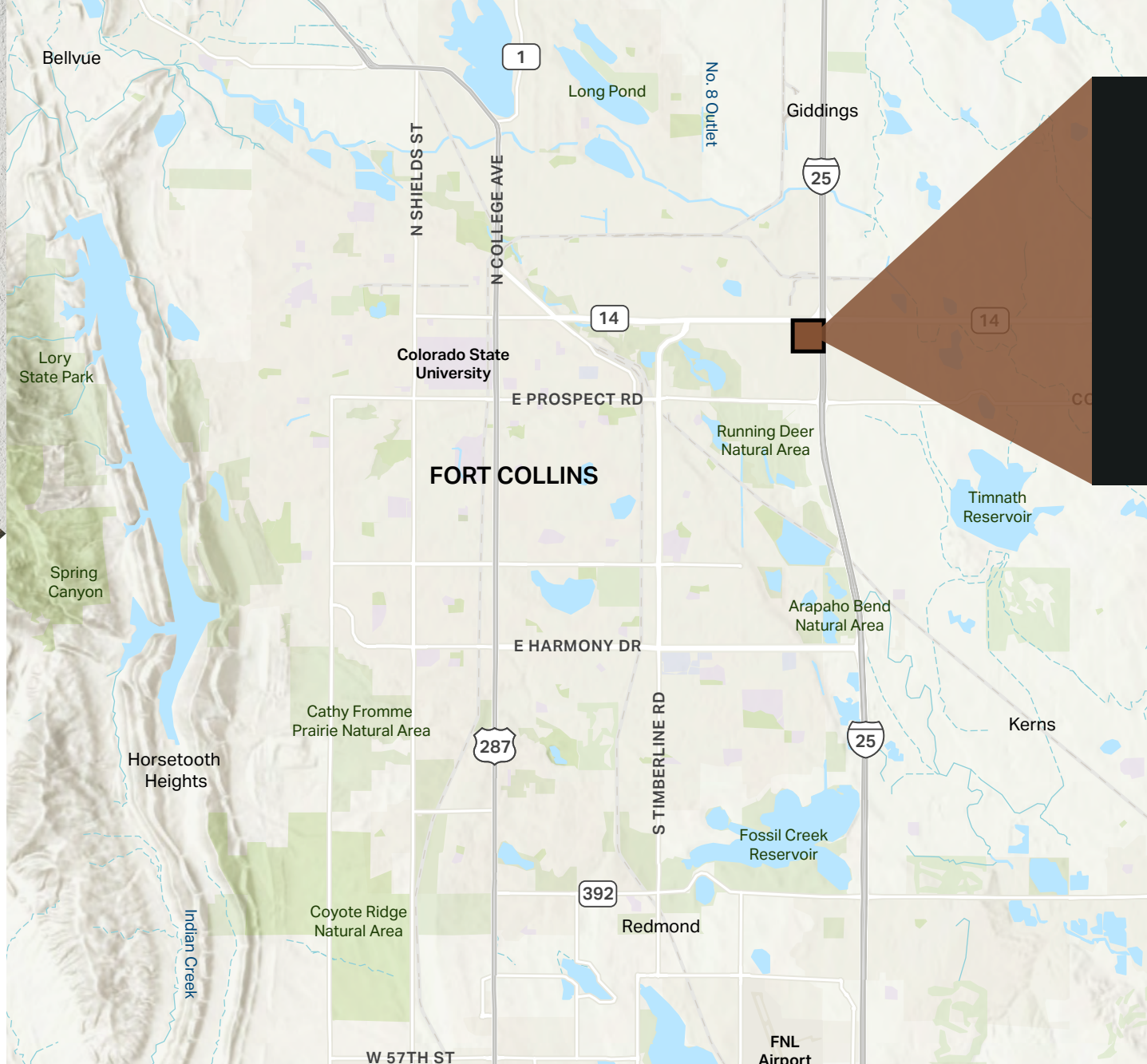
UNIT #3





UNIT #6





800

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