

FOR LEASE | 4812 MCMURRY AVENUE, FORT COLLINS, CO 80525

UNIT 180  
±9,200 sf

LEASE RATE  
\$12.75/sf/yr

NNN RATE  
\$7.34/sf/yr  
\*Includes trash and water/sewer

4812  
MCMURRY AVE.

FORT COLLINS, CO

CBRE

INVESTMENT PROPERTIES — PRIVATE CAPITAL PARTNERS



# Attractive Industrial Opportunity In One of Mountain West's Most Desirable Markets



Space consists of 7 offices, conference room, large open plan work area, kitchen, two private restrooms, breakroom, and large warehouse with dock-high door and secure storage.



Warehouse has 12' clear height with one dock-high door.



Fiber business service available in the unit from both Comcast and Connexion.



Monument signage and door decal available.



Zoned: HC - Harmony Corridor

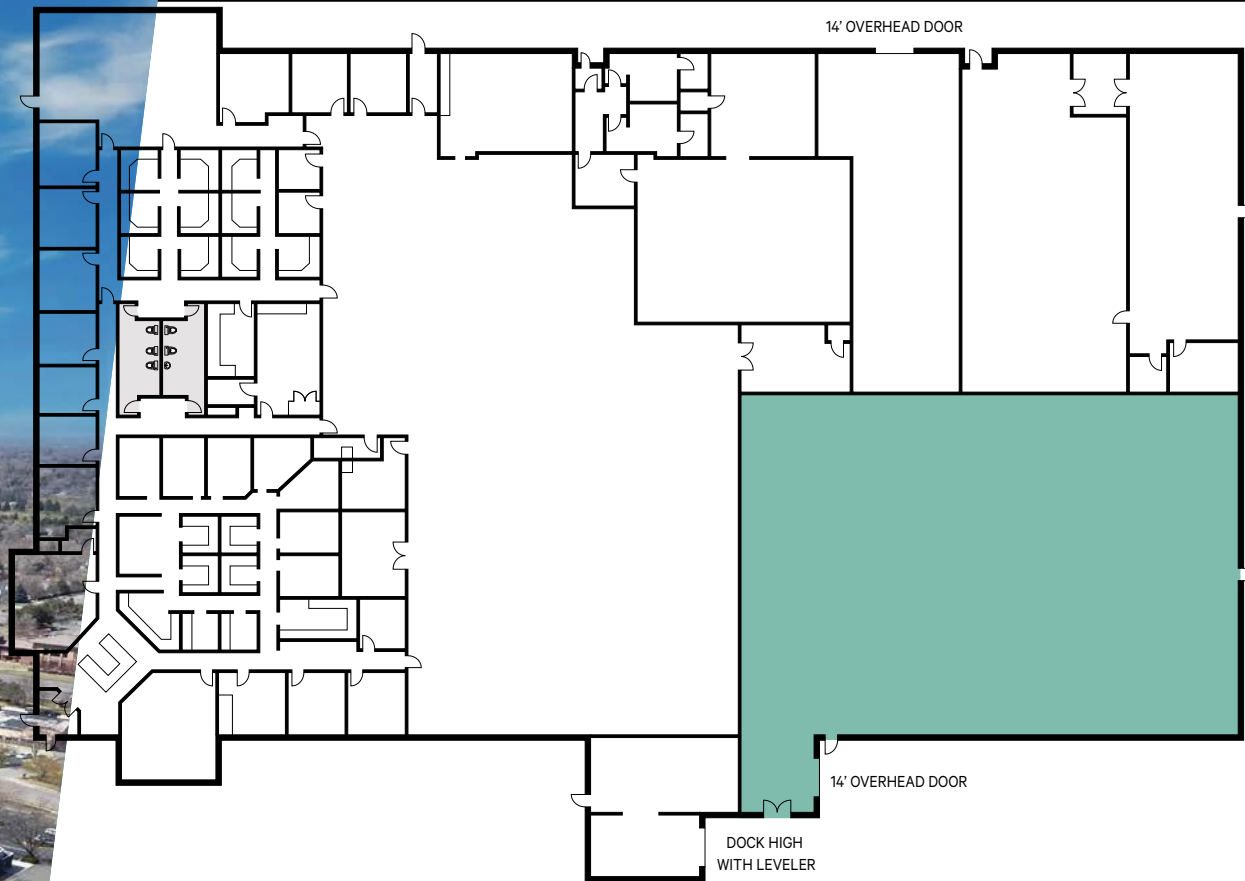


Power: 3-phase, 480V, 1,500A.



Conveniently located in the Prime South Fort Collins business district with easy access to E Harmony Rd and S Timberline Rd and near I-25.





LEASE SIZE	± 9,200 SF
BUILDING SIZE	± 40,722 SF
LEASE RATE	\$12.75/SF/YR
TI	\$10/SF
NNN RATE	\$7.34/SF/YR *Includes trash and water/sewer
PARKING	126 striped spaces, incl 4 ADA spaces
14' OVERHEAD DOOR	1
YEAR BUILT	1995

# 4812

MCMURRY AVE.  
FORT COLLINS, CO

LEASING MARKET EXPERT

JON RUE

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