

FOR LEASE

**3020** EAST MULBERRY STREET  
FORT COLLINS, CO 80524



LEASE RATE: \$14.00/SF NNN  
TAXES & INSURANCE (EST.) \$5.33/SF







## // PROPERTY FEATURES

<b>Building Size</b>	12,000 SF
<b>Land Size</b>	1.73 Acres
<b>Loading</b>	(11) 12'H x 10' W
<b>Power</b>	340 amps, 240 Volts, Single Phase
<b>Zoning</b>	<u>CC - Commercial Corridor</u> <u>Larimer County, CO</u>

- Secure Electric Gated Entry
- Fire Suppression Sprinkler System
- Fully Fenced Yard Space
- Floor Drains
- Compressor Roof with Air Lines Throughout

3020 E Mulberry Street in Fort Collins, CO is a prime industrial property offering excellent visibility and accessibility with Mulberry Street frontage. Perfect for a variety of industrial businesses, this property provides easy access to I-25, making logistics and distribution seamless. Featuring 11 overhead doors and a large fenced yard storage area, it is well-suited for companies needing ample workspace, secure outdoor storage, and high-traffic exposure. Whether for manufacturing or warehousing, this property presents a fantastic opportunity in a sought-after Fort Collins location.



# // PROPERTY FLOORPLAN





# // GALLERY







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## DRIVE TIMES

I-25	3 minutes
Old Town	5 minutes
Harmony Road	15 minutes