### FOR LEASE



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





**Building Size** 12,000 SF

Land Size 1.73 Acres

**Loading** (11)  $12^{\circ}H \times 10^{\circ} W$ 

**Power** 340 amps, 240 Volts, Single Phase

Zoning CC - Commercial Corridor Commercial Comm

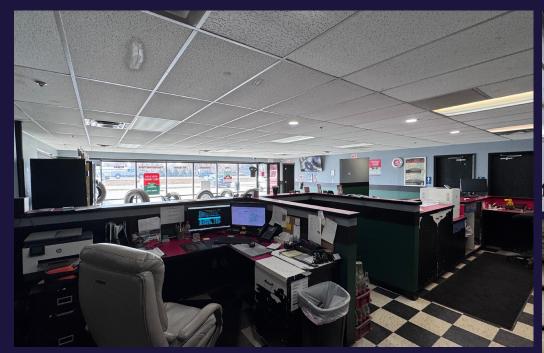
- Secure Electric Gated Entry
- Fire Suppression Sprinkler System
- Fully Fenced Yard Space
- Floor Drains
- Compressor Roof with Air Lines Throughout

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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