



MINDFULLY CREATING COMMUNITIES

5739 Bueno Dr., Fort Collins, CO
**INDUSTRIAL/FLEX/RETAIL
BUILDING FOR SALE OR LEASE**



PRICE REDUCED!!

PROPERTY DETAILS

Available Space:

4,100 Total SF
(+1,690 SF unfinished mezzanine)

Zoning: Service Commercial (C-S)

Taxes: \$18,688.50 (2024)

Proposed Use:

- Retail
- Medical lab/research/supplies
- Vertical Farming
- Brewery/Distillery
- Health/Fitness
- Warehouse
- Distribution
- Light Industrial

FORT COLLINS INDUSTRIAL **SALE PRICE REDUCED: \$1,050,000 (\$181/SF)** **LEASE RATE: \$13.00/SF NNN (\$4.60/SF)**

- Unique single-tenant steel flex/industrial building in convenient south Fort Collins location
- Currently built-out with retail/showroom area, work space, storage and warehouse area
- Complete remodel from ground up 2018
- State-of-the-art security system in place
- Unfinished mezzanine space ideal for storage or can be built-out for office space, conference or meeting areas
- Substantial 500 KVA transformer and HVAC system in place with 12,208 Volts
- High ceiling clearance approx. 12'-18' provides significant flexibility of uses
- On-site parking along with street parking
- Convenient access to US Highway 287 with easy access to Fort Collins and Loveland
- Potential for 12'x9' Overhead door install to create warehouse with drive-in capabilities



DEMOGRAPHICS (Source: STDB Online 2025, radius)

	1 Mile	3 Mile	5 Mile
2024 Population	5,863	66,594	153,651
Avg. HH Income	\$158,102	\$136,518	\$122,707
Households	2,307	27,466	61,601
Businesses	353	2,631	5,692
Employees	3,580	34,334	82,356



TRAFFIC COUNTS (Source: STDBOnline)

US Hwy 287 / S. College Ave.

35,000 VPD

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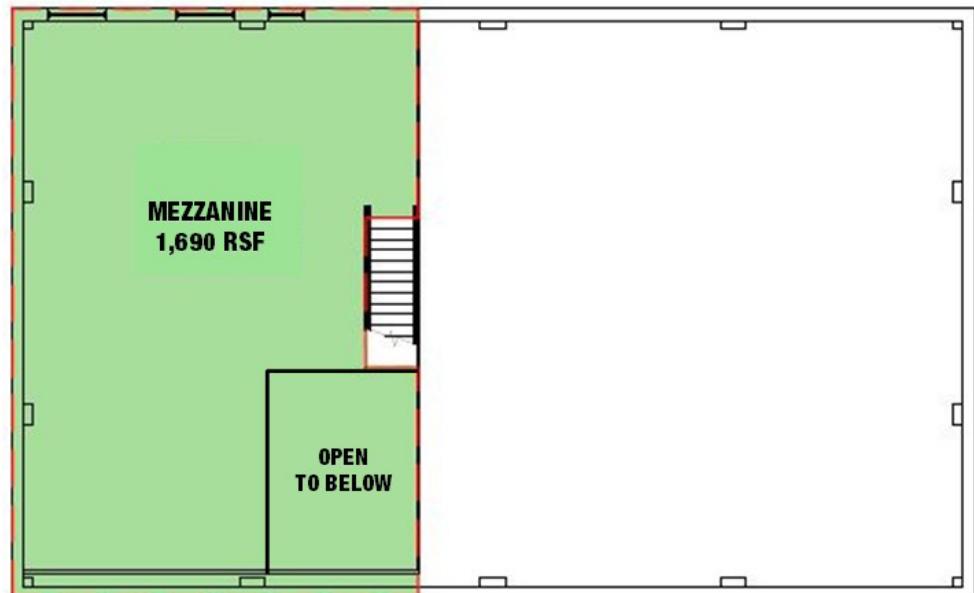
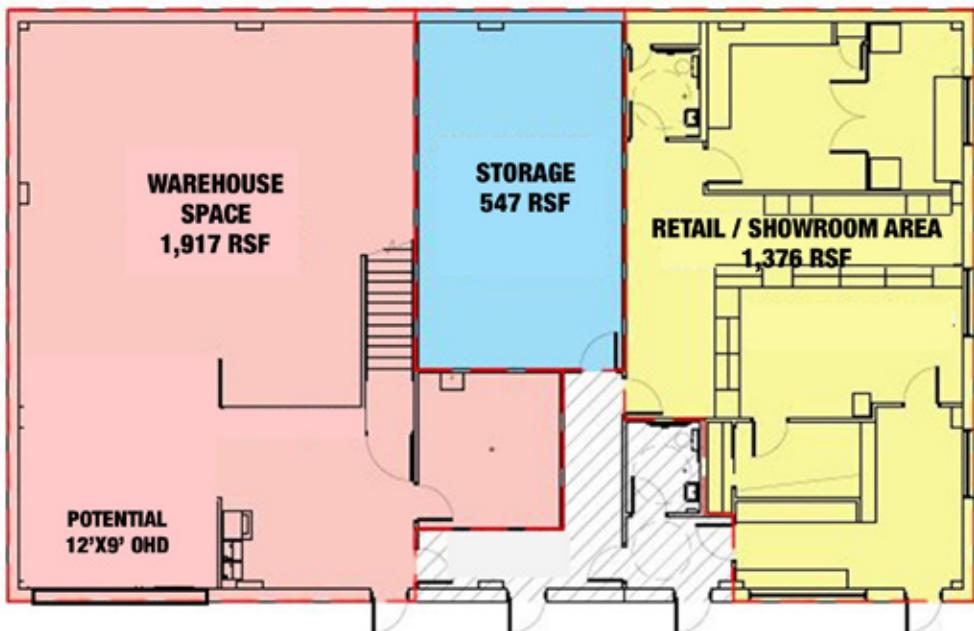
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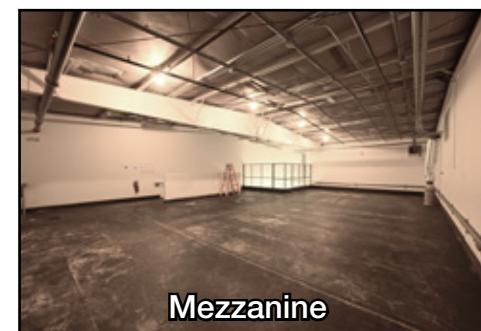
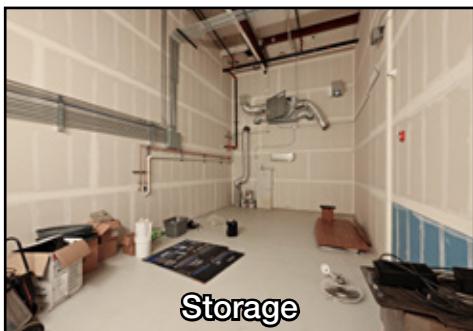
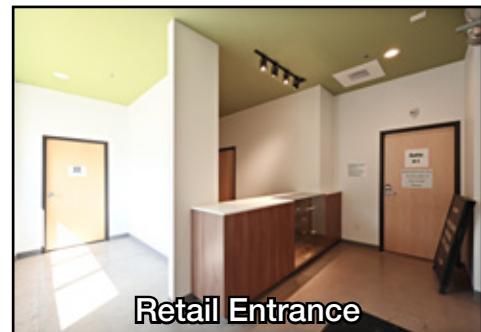
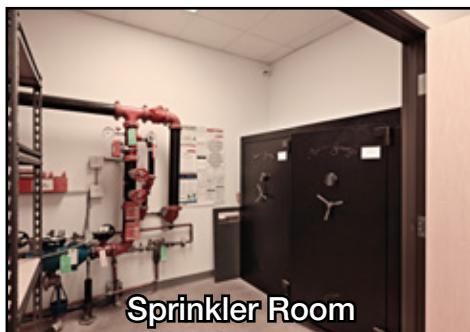
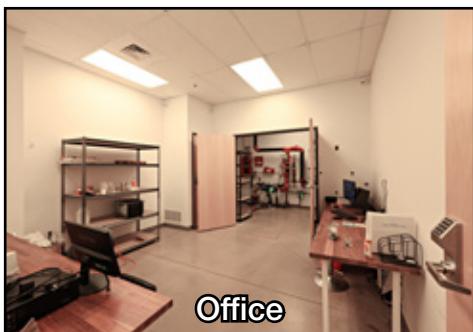
- Retail/showroom area
- Abundant storage space
- Three private restrooms
- Unfinished mezzanine
- Four man-doors
- Potential for 12'x9' Overhead door



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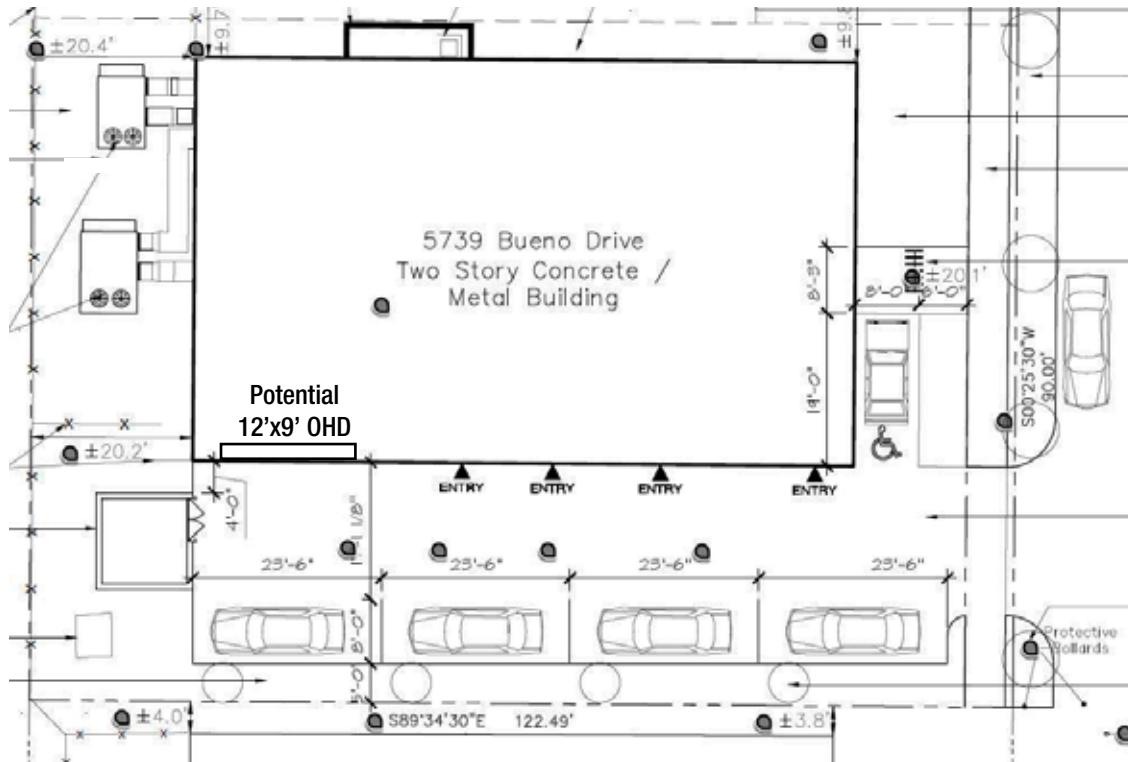
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- Downtown Fort Collins: 6 miles
- Windsor: 12 miles
- Interstate 25: 6 miles

- Loveland: 8 miles
- Greeley: 28 miles



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