

FOR LEASE

**2246 ZURICH DRIVE**

FORT COLLINS, CO 80524

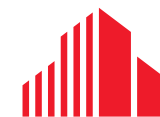


NEWLY CONSTRUCTED INDUSTRIAL BUILDING

LEASE RATE: \$14 - \$16/SF NNN

IMMEDIATE OCCUPANCY

**TWO (2) 7,500 SF UNITS FOR LEASE**



**CUSHMAN &  
WAKEFIELD**



# PROPERTY FEATURES



2246 Zurich Drive is the premier industrial building in Northern Colorado. The units are available for immediate occupancy and each unit includes office space, 12' x 14' overhead doors, and private restrooms. Please contact the listing brokers for more information.



**42,800 SF**  
BUILDING SIZE

**Two (2) 7,500 SF Units**  
AVAILABLE SIZE

**(16) 12' x 14' OVERHEAD DOORS**  
LOADING

**\$14 - \$16/SF NNN**  
LEASE RATE

**\$4.95/SF**  
NNN (EST.)

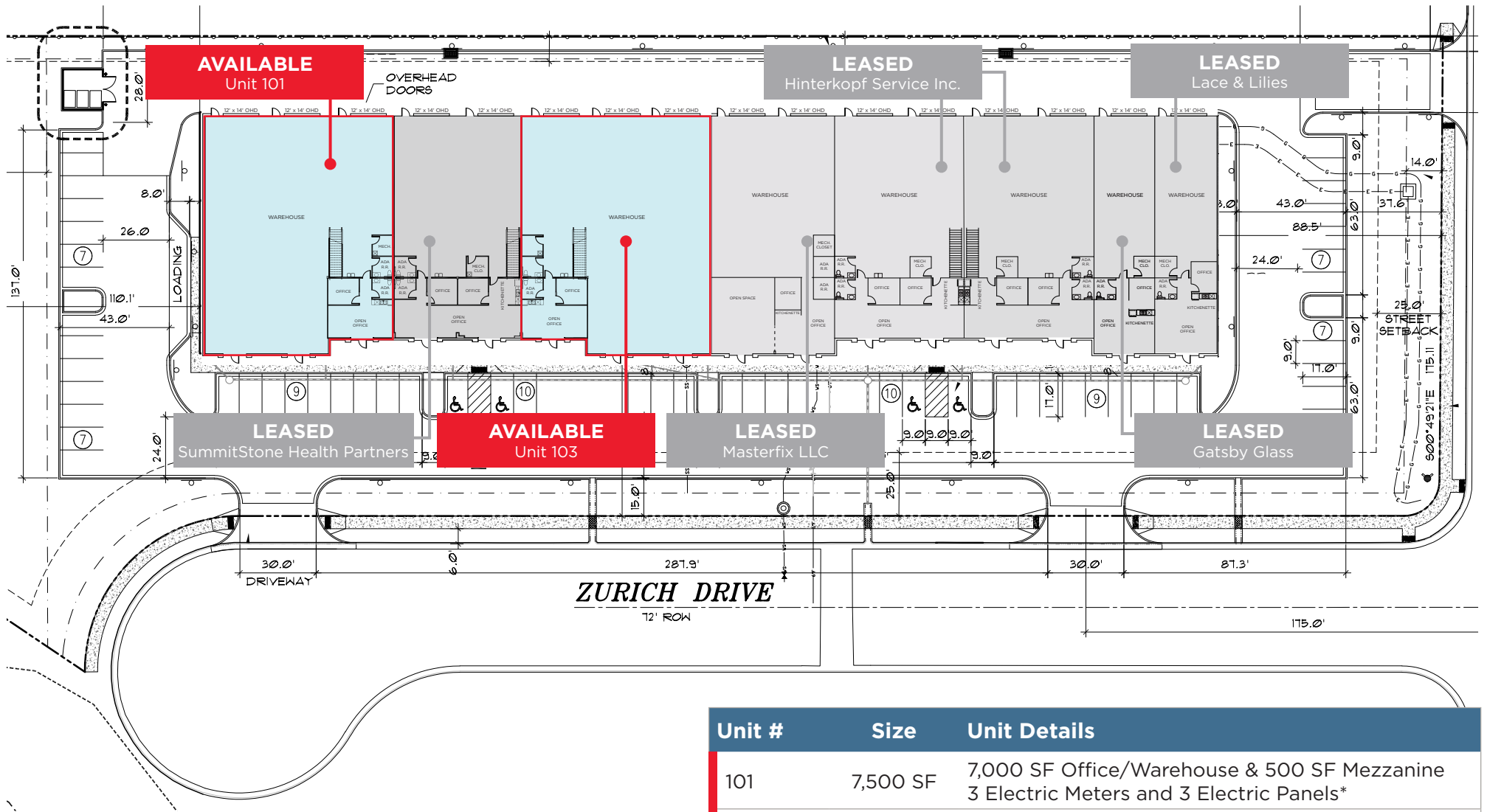
**1,500 Amps, 3-Phase**  
POWER

**16' - 24'**  
CLEAR HEIGHT

**66 Spaces**  
OFF-STREET PARKING

**Ample**  
ON-STREET PARKING

# SITE PLAN



Unit #	Size	Unit Details
101	7,500 SF	7,000 SF Office/Warehouse & 500 SF Mezzanine 3 Electric Meters and 3 Electric Panels*
103	7,500 SF	7,000 SF Office/Warehouse & 500 SF Mezzanine

\*Due to the ability to support high power needs, the lease rate for Unit 101 will be an additional \$1.50/SF.



# PROJECT OVERVIEW





# PROPERTY PHOTOS





FOR LEASE

# 2246 ZURICH DRIVE

FORT COLLINS, CO 80524

Demographics	CoStar, 2024		
	1 Mile	3 Mile	5 Mile
2024 Population (Pop.)	5,875	59,766	140,331
2029 Pop. Projection	6,389	63,230	148,731
2024 Households (HH)	2,136	24,008	57,196
Avg HH Income	\$85,845	\$93,987	\$91,218

**MONTAVA DEVELOPMENT**  
2,310 UNITS

## CONTACT

### TRAVIS ACKERMAN

Executive Managing Director  
+1 970 267 7720  
travis.ackerman@cushwake.com

### TY MASHEK

Senior Associate  
+1 303 525 3125  
ty.mashek@cushwake.com

772 Whalers Way, Suite 200  
Fort Collins, Colorado 80525

T +1 970 776 3900  
F +1 970 267 7419  
cushmanwakefield.com



**NORTHFIELD DEVELOPMENT**  
375 UNITS

**MOUNTAIN VISTA DEVELOPMENT**  
1,085 UNITS

**SUBJECT PROPERTY**

**BLOOM DEVELOPMENT**  
±1,600-2,000 DU'S (PLANNED)

**MOSAIC DEVELOPMENT**  
530 UNITS

