FOR LEASE 2246 ZURICH DRIVE FORT COLLINS, CO 80524

NEWLY CONSTRUCTED INDUSTRIAL BUILDING LEASE RATE: \$14 - \$16/SF NNN

IMMEDIATE OCCUPANCY

4,850-19,850 SF FOR LEASE





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 SFBUILDING SIZE

\$14 - \$16/SF NNNLEASE RATE

16' - 24'CLEAR HEIGHT

4,850-19,850 SFAVAILABLE SIZE

\$4.95/SFNNN (EST.)

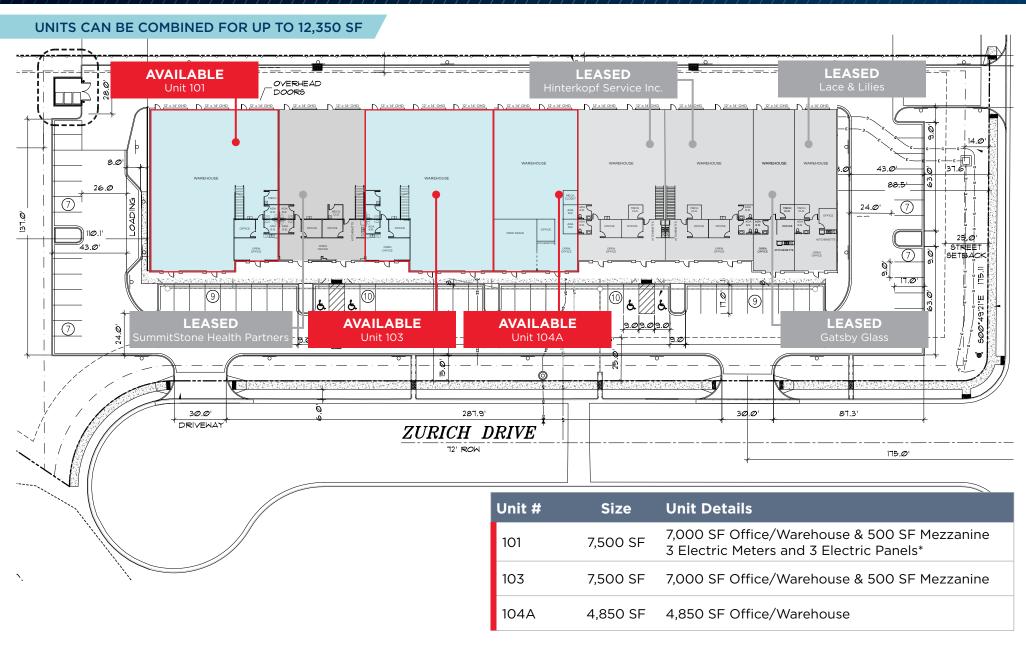
66 SpacesOFF-STREET PARKING

(16) 12' x 14' OVERHEAD DOORS LOADING

1,500 Amps, 3-PhasePOWER

AmpleON-STREET PARKING

SITE PLAN



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

2246 ZURICH DRIVE | FORT COLLINS, CO

PROJECT **OVERVIEW**



2246 ZURICH DRIVE | FORT COLLINS, CO





2246 ZURICH DRIVE | FORT COLLINS, CO

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Demographics 1 Mile 3 Mile 5 Mile 58,326 136,710 2023 Population (Pop.) 5,617 2028 Pop. Projection 6.111 60.115 139.805 1,917 22.913 56,098 2023 Households (HH) \$71,546 \$90,438 \$89,231 Avg HH Income

MONTAVA
DEVELOPMENT
2,310 UNITS

Richards Lake Rd.

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MOUNTAIN VISTA DEVELOPMENT 1,085 UNITS **NORTHFIELD DEVELOPMENT 375 UNITS** SUBJEC1 PROPERT' Downtown Fort Collins TARGET **PANYTIME FedEx** THE I THE CUPBOARD

MOSAIC
DEVELOPMENT
530 UNITS

※BLOOM

E. Vine Dr.

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

E. Mulberry St.

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