

FOR LEASE

2246 ZURICH DRIVE

FORT COLLINS, CO 80524

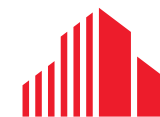


NEWLY CONSTRUCTED INDUSTRIAL BUILDING

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

IMMEDIATE OCCUPANCY

4,850-19,850 SF FOR LEASE



**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

4,850-19,850 SF
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

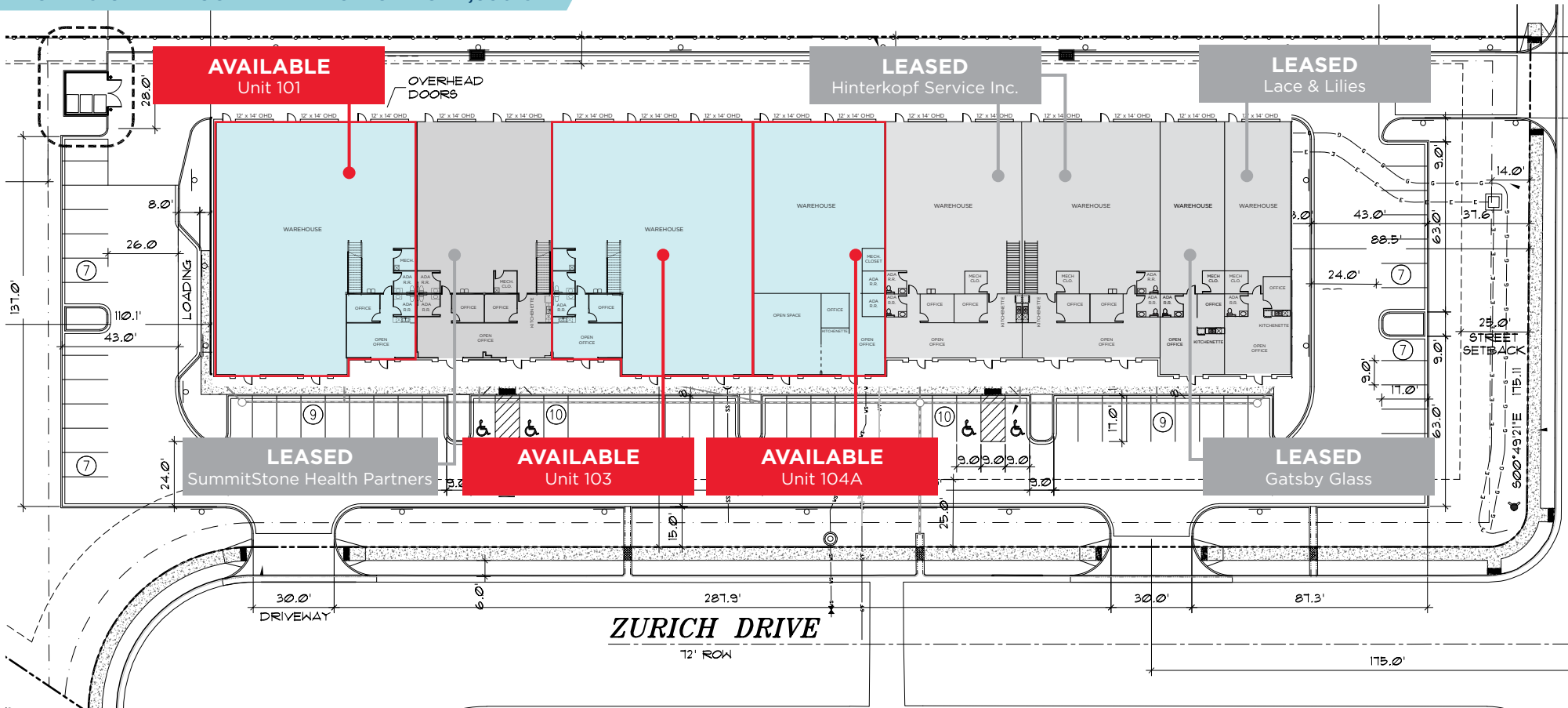
16' - 24'
CLEAR HEIGHT

66 Spaces
OFF-STREET PARKING

Ample
ON-STREET PARKING

SITE PLAN

UNITS CAN BE COMBINED FOR UP TO 12,350 SF



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
104A	4,850 SF	4,850 SF Office/Warehouse

*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, 2023		
	1 Mile	3 Mile	5 Mile
2023 Population (Pop.)	5,617	58,326	136,710
2028 Pop. Projection	6,111	60,115	139,805
2023 Households (HH)	1,917	22,913	56,098
Avg HH Income	\$71,546	\$90,438	\$89,231

MONTAVA DEVELOPMENT
2,310 UNITS

Richards Lake Rd.



CONTACT

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MOUNTAIN VISTA DEVELOPMENT
1,085 UNITS

MOSAIC DEVELOPMENT
530 UNITS

NORTHFIELD DEVELOPMENT
375 UNITS

SUBJECT PROPERTY

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

Downtown Fort Collins

