



## **4,000 SF INDUSTRIAL SPACE FOR LEASE**

Lease Rate: \$10.50/SF Gross

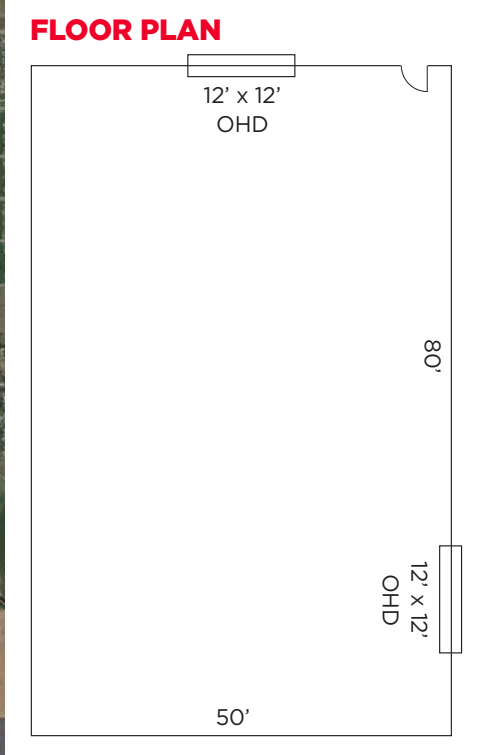
### **PROPERTY FEATURES**

<b>Available Size</b>	4,000 SF
<b>Land Size</b>	1.33 Acres
<b>Year Built</b>	2002
<b>Clear Height</b>	13'
<b>Loading</b>	(2) 12' x 12' OHD's
<b>Power</b>	208 Volts / 200 amps
<b>Other Features</b>	Cold storage Shared gated access



**3258 EAST MULBERRY STREET**

FORT COLLINS, COLORADO 80524



**DOWNTOWN FORT COLLINS**

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