

1331 RED CEDAR CIRCLE

FORT COLLINS, CO 80524

6,943 - 20,929 SF INDUSTRIAL FOR LEASE

NEW LEASE RATE: \$9.95/SF NNN

This recently renovated industrial building is located in north Fort Collins just off Highway 287, or College Avenue. The 41,727 square foot building is currently split into five condos and two of the condos are leased. The building includes open warehousing space as well as potential for a second level office with large windows. Each bay includes an overhead door creating an opportunity for multiple tenants or one large building user.

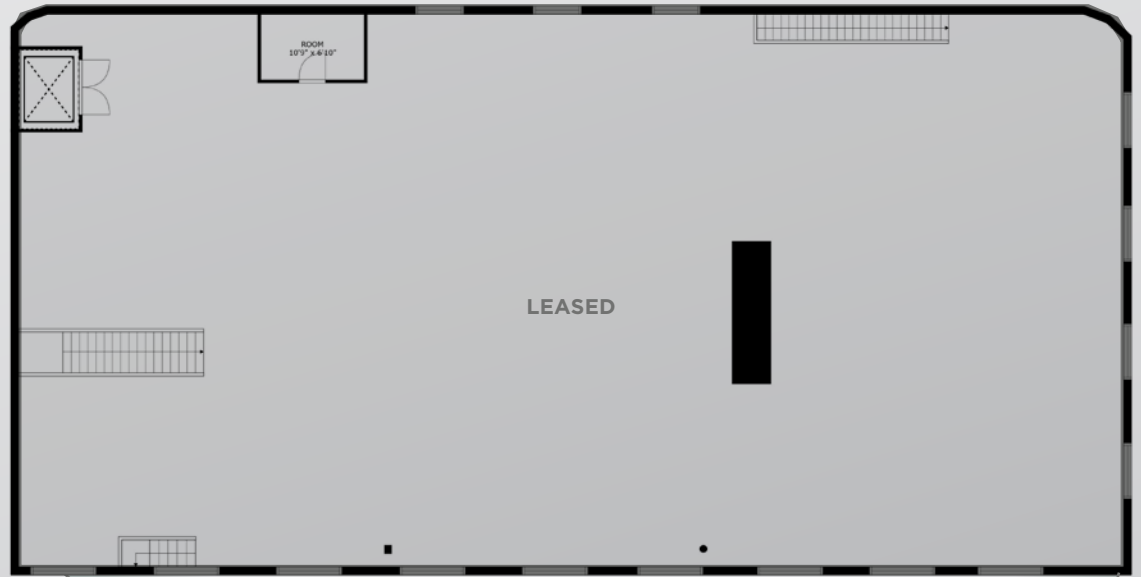
In addition, the property is located within both the Colorado Enterprise Zone and the Colorado Opportunity Zone.

PROPERTY DETAILS:

Building Size:	41,727 SF
Leased Size:	13,896 SF
Year Built / Remodeled:	1979 / 2019
Land Size:	1.58 Acres
Loading:	(3) Dock-High Doors (4) 10' x 12' Drive-In Doors
Clear Height:	18' - 19'
Power:	200 Amps
Sprinklers:	Yes
Zoning:	Industrial (City of Fort Collins)
NNN Expenses:	\$5.58/SF

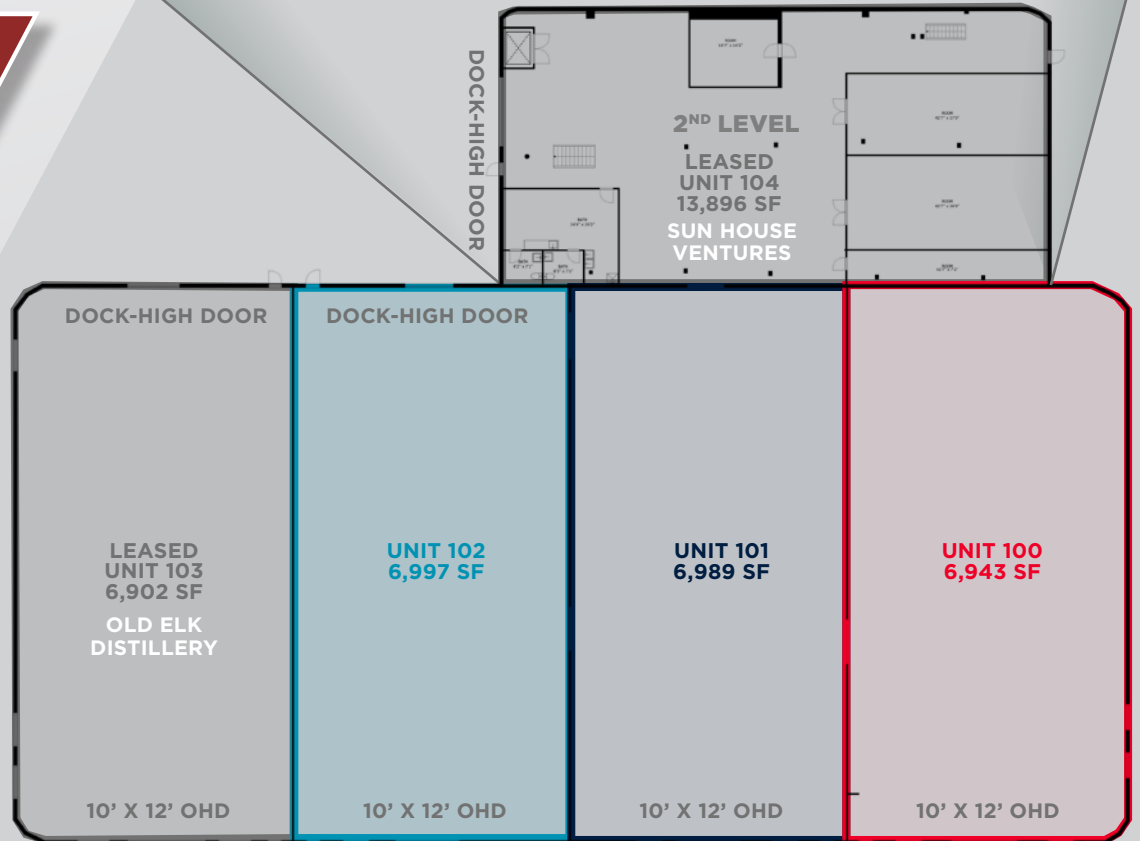


2ND LEVEL



FLOOR PLANS

MAIN LEVEL



FORT COLLINS

COLORADO



4TH Largest City In Colorado

ABOUT FORT COLLINS

Fort Collins, one of the healthiest cities in the U.S., boasts award winning schools, beautiful outdoor facilities, and a flourishing arts scene. Additionally, residents can visit any of the unique breweries, shops and restaurants located in the area.

The Fort Collins economy has a mix of manufacturing and service-related businesses. Many high-tech companies have relocated to Fort Collins because of the resources of Colorado State University and its research facilities.

Fort Collins is also home to many small businesses and entrepreneurial ventures. The Larimer Small Business Development Center helps small businesses in the area get started and become profitable while the Northern Colorado Economic Alliance attracts business while stimulating relevant economic opportunity and job growth for the region.

Other factors that attribute to the entrepreneurial climate of Fort Collins are Colorado State University's College of Business and its Institute for Entrepreneurship Center and the Rocky Mountain Innosphere, helping new clean energy, technology, and scientific startup companies get started.

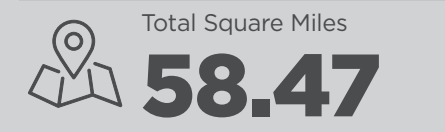
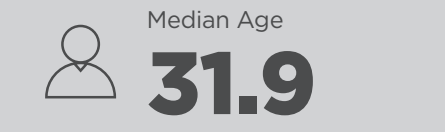
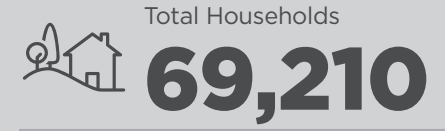
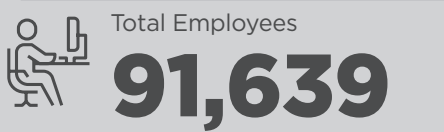
Source: choosecolorado.com



DEMOGRAPHIC HIGHLIGHTS

Fort Collins Region

Source: Esri.



KEY INDUSTRY CLUSTERS

ADVANCED
MANUFACTURING

HEALTH &
WELLNESS

ENERGY & NATURAL
RESOURCES

FOOD &
AGRICULTURE

TRANSPORTATION
& LOGISTICS



W. Willox Ln.



Blue Spruce Dr.



SUBJECT PROPERTY

Redwood Ct.



Conifer St.



N. College Ave.
24,506 VPD

Old Town North

E. Vine Dr.

FOR MORE INFORMATION, PLEASE CONTACT

TRAVIS ACKERMAN
Executive Managing Director
+1 970 267 7720
Travis.ackerman@cushwake.com



Realty Insight Group
real estate services

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City of Fort
Collins Utilities