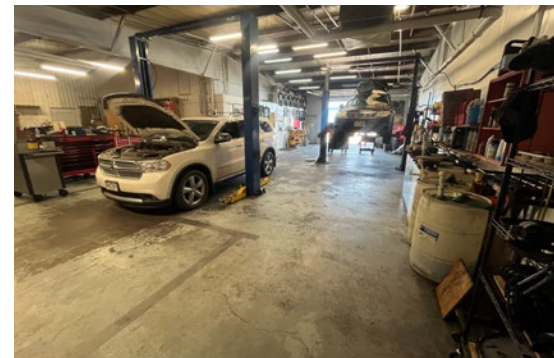


FOR LEASE

328 SOUTH LINK LANE

UNIT 6 | FORT COLLINS, CO 80524



2,600 SF RETAIL/WAREHOUSE FOR LEASE

LEASE RATE: \$3,000/MONTH MODIFIED GROSS

This space, currently being used as an automotive shop, features a 12' x 12' overhead door, ample shop space, parking, and a private restroom. With 3-phase power, a 14' clear height and an office/storefront space, this unit comes well equipped for a variety of users.

PROPERTY FEATURES

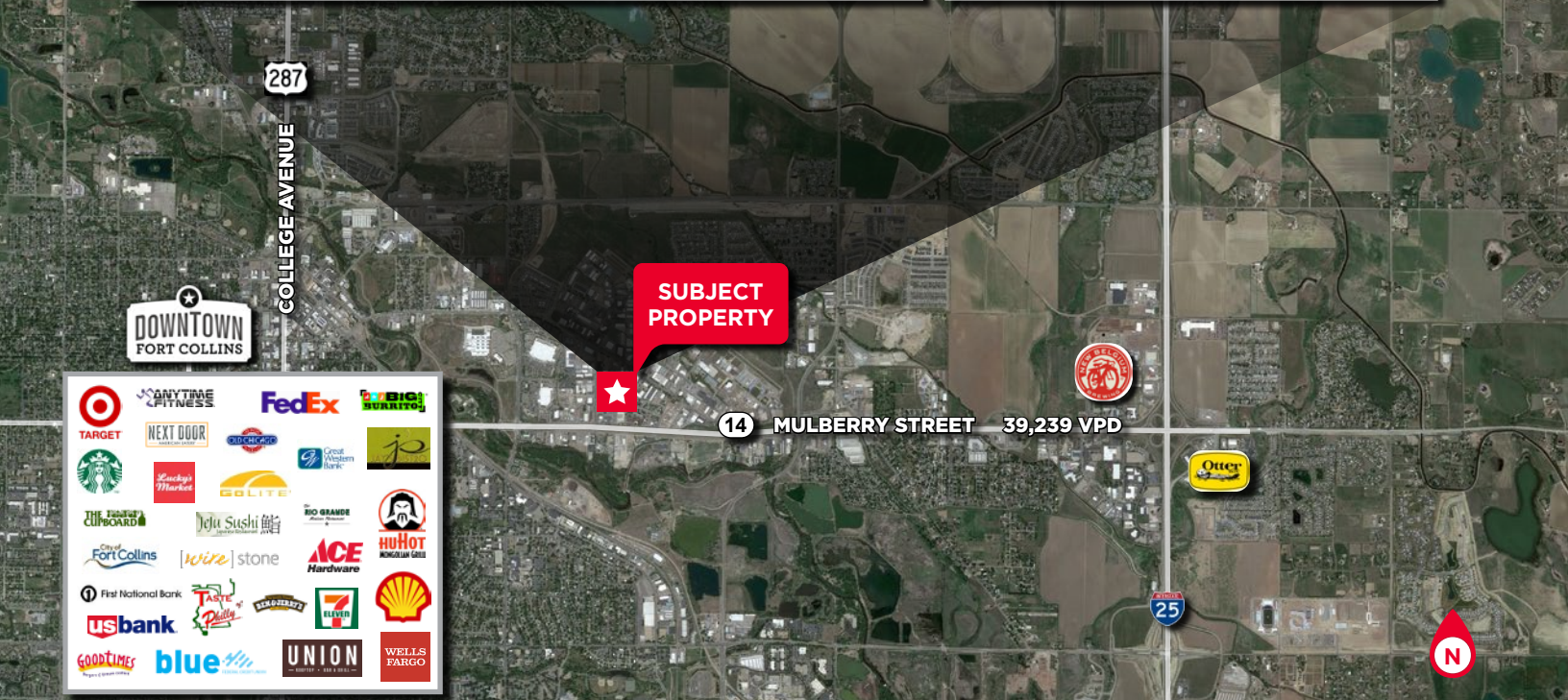
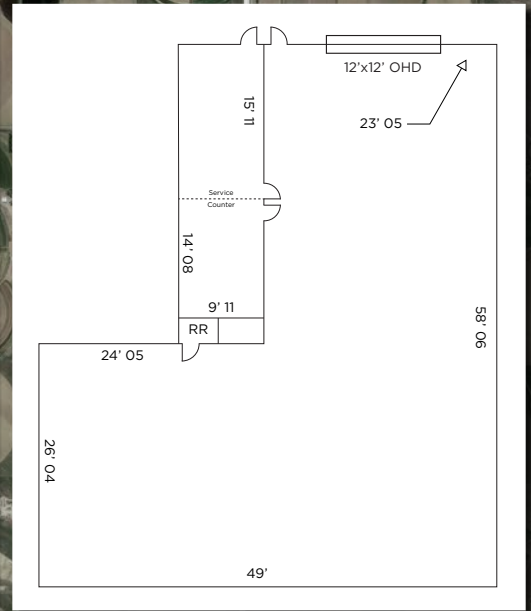
- Includes an office/retail storefront with restroom and shop/warehouse space
- Ideal location with close proximity to local breweries, Old Town Fort Collins, and I-25
- Overhead door accessible from parking lot
- Monument signage available
- Ample parking available

PROPERTY DETAILS

Building Size	26,670 SF
Year Built	1972
Power	3 Phase
Loading	(1) 12' x 12' OHD
Clear Height	14'
Zoning	Light Industrial

FOR LEASE

328 SOUTH LINK LANE UNIT 6 | FORT COLLINS, CO 80524



SUBJECT PROPERTY

14 MULBERRY STREET 39,239 VPD

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