

INDUSTRIAL SPACE**2,700 SF INDUSTRIAL SPACE FOR LEASE**

Lease Rate: \$11.00/SF NNN

NNN: \$4.28/SF

This is a clean industrial space with approximately 15% office finish which is heated and fully sprinkled, has a abundant lighting, and 14' clear height in the warehouse with 3-phase power available. A 12' x 14' overhead door provides great access to the unit from the north elevation. Mezzanine storage (with three-quarter inch plywood decking) is available above the offices at no additional cost. Building offers multiple configurations, easy access for semi trucks, great parking on south side and building signage above each unit. *Please see reverse for aerial and floor plan.*

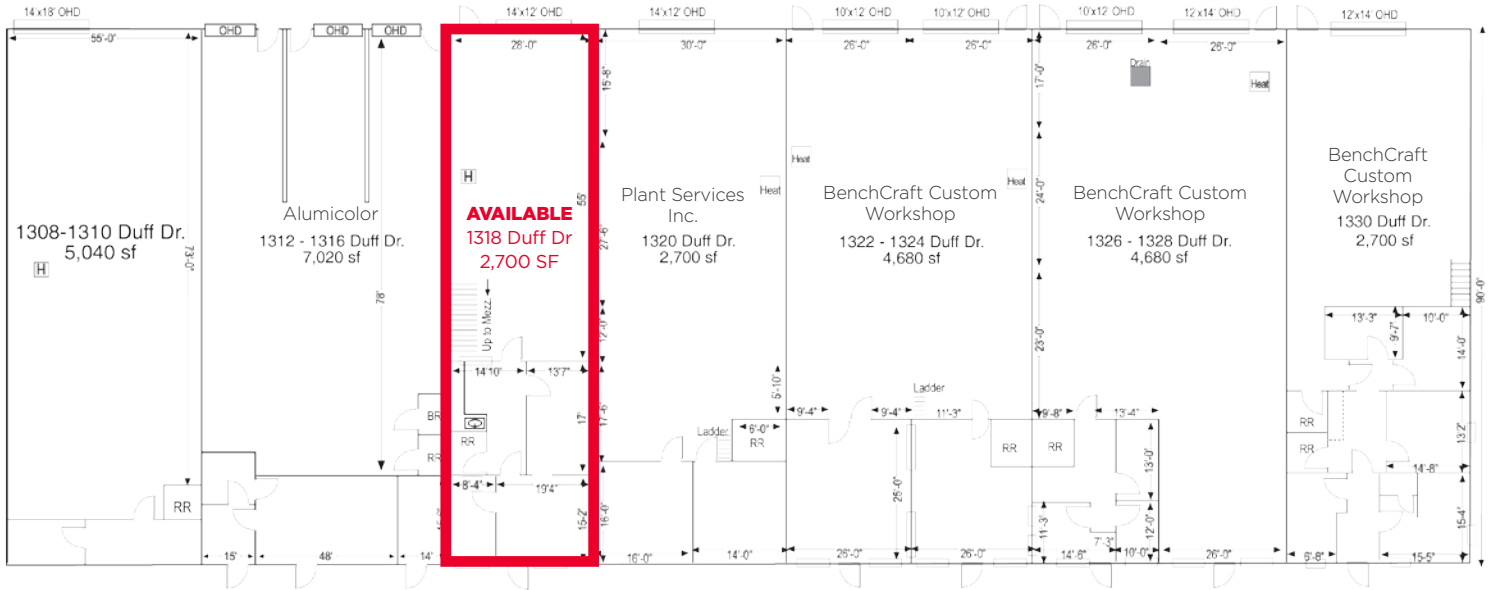
PROPERTY FEATURES

Available Size	2,700 SF
Clear Height	14'
Power	220 Volt, 3 phase
Zoning	I, Industrial
Loading	12' x 14' Drive-in door
Storage	Outside storage available with landlord's approval of use



1318 DUFF DRIVE

FORT COLLINS, COLORADO 80524



For more information, please contact:

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