

AVAILABLE FOR LEASE 301 COMMERCE DRIVE

FORT COLLINS, CO 80524



7,500 SF WAREHOUSE FOR LEASE

Lease Rate: \$12.50/SF NNN | NNN (Est.): \$4.69/SF

PROPERTY OVERVIEW

Nestled at 301 Commerce Dr in North Fort Collins, an exciting 7,500 SF flex/warehouse opportunity awaits. Boasting proximity to Old Town's bustling amenities, this location offers unparalleled convenience and visibility for businesses. Whether you're in automotive, warehouse, or production, this versatile space is tailored to suit your needs. It features 14'-18' clear height, three overhead doors, one exterior dock, and 5,000 square feet of fenced yard. For further details, don't hesitate to contact the listing brokers and seize this exceptional opportunity.

PROPERTY DETAILS

Building Size 7,500 SF Warehouse

Additional 600 SF of Mezzanine

Building Dimensions 60' x 125'

Land Size 0.73 Acres (31,798.80 SF)

Fenced Yard 5,000 SF

Year Built 1984

Construction Type Steel Metal Frame

Clear Height 14' - 18'

HVAC Office—Complete HVAC

Zoning I-Industrial

(2) 10' x 10' Overhead Doors

Loading (1) 12' x 14' Overhead Door

(1) Exterior Dock



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FLOOR PLAN









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PROPERTY PHOTOS









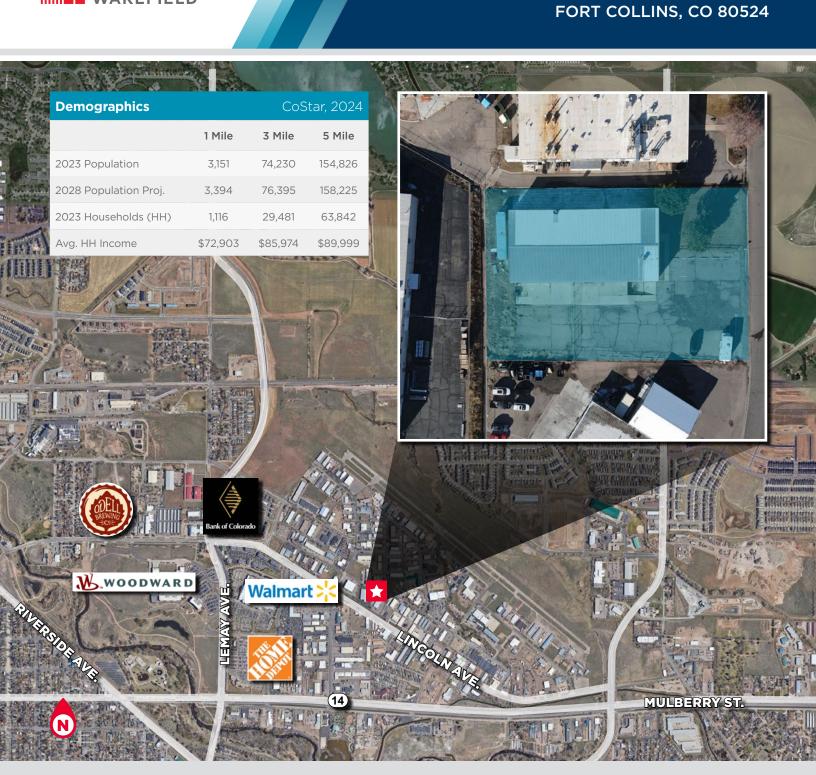








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