



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
Loading	(2) 10' x 10' Overhead Doors (1) 12' x 14' Overhead Door (1) Exterior Dock

FLOOR PLAN



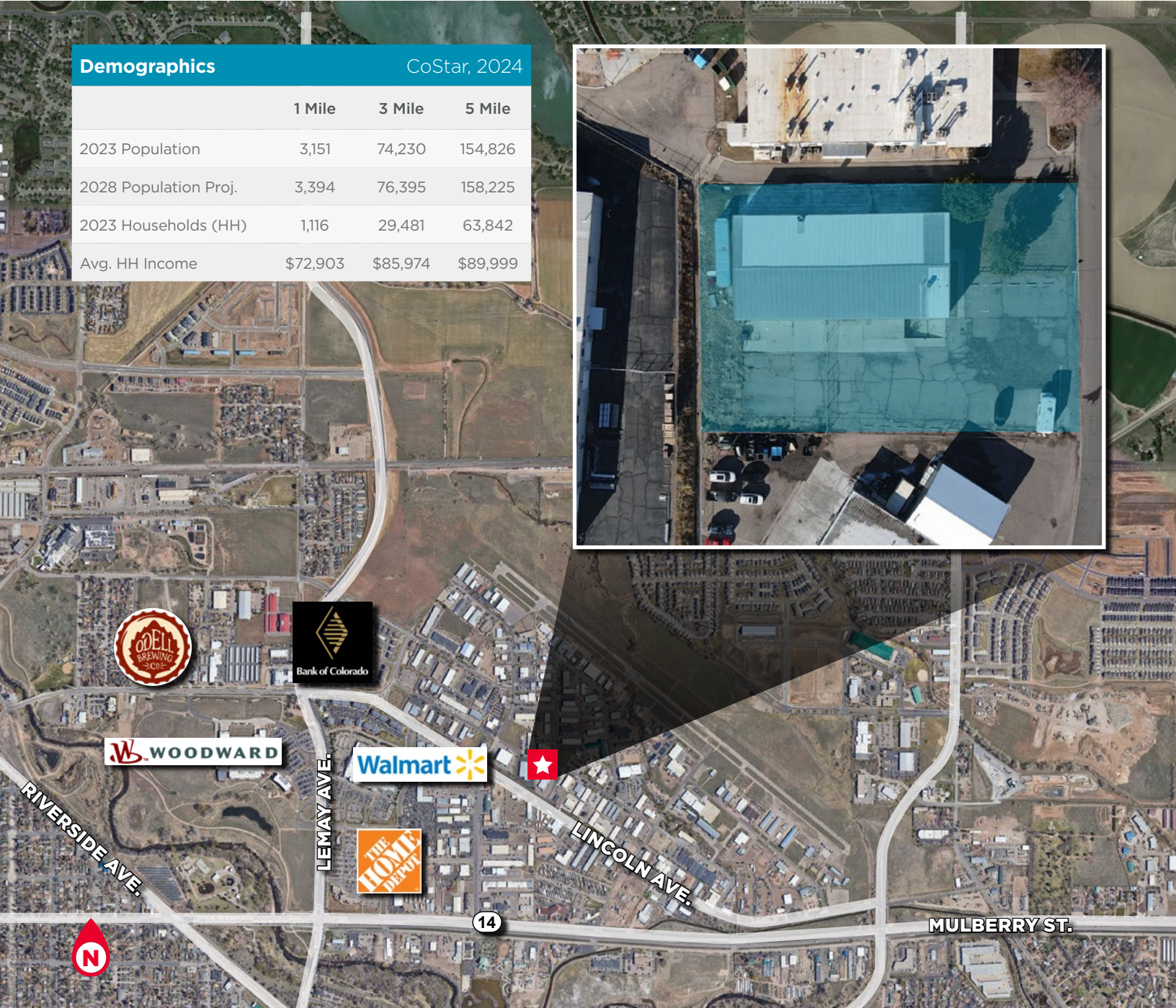
PROPERTY PHOTOS



Demographics

CoStar, 2024

	1 Mile	3 Mile	5 Mile
2023 Population	3,151	74,230	154,826
2028 Population Proj.	3,394	76,395	158,225
2023 Households (HH)	1,116	29,481	63,842
Avg. HH Income	\$72,903	\$85,974	\$89,999



For more information, please contact:

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