

FOR LEASE

120 NE Frontage Road

Fort Collins, CO 80524



BUILDING FEATURES

This rare industrial property with ample yard is located right off I-25 in Fort Collins. The site offers 20,000 to 80,809 square feet with potential for ± 3.85 acres of outdoor storage. The property includes three 10-ton cranes, seven 3-ton cranes, high clear height, abundant power, and excellent visibility from Interstate 25.

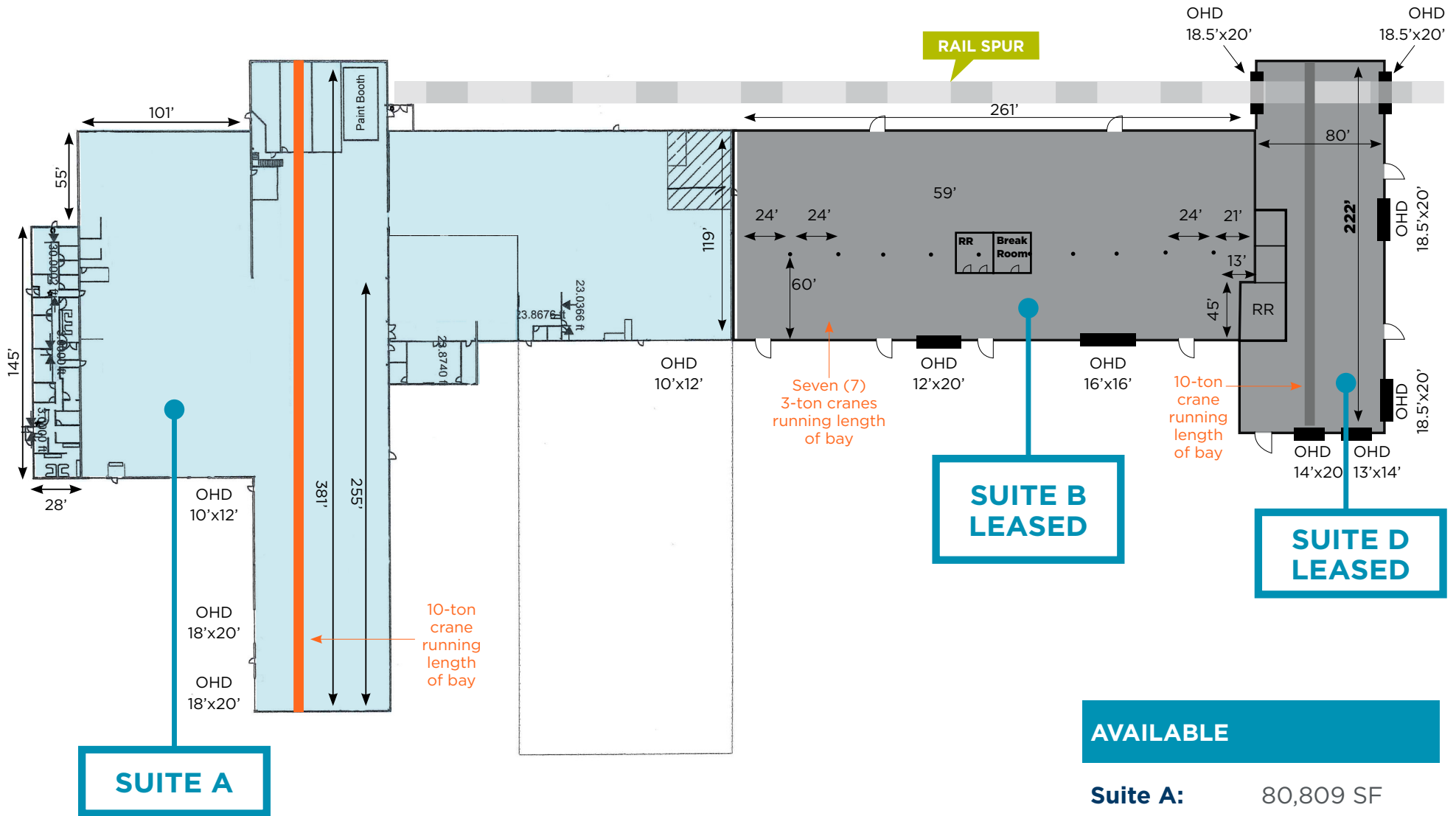
Please contact the listing brokers for more information.

LEASE RATE: \$10-\$13/SF NNN
EST. NNN: \$3.25/SF



Total Site Size:	14 Acres
Building Size:	134,637 SF
Availability:	20,000 to 80,809 SF
Potential Yard Size:	± 3.85 Acres (see area on page 4)
Construction Type:	Metal frame
Year Built:	1977
Year Remodeled:	1997
Cranes:	Suite A: One (1) 10-ton
Clear Height:	21' - 32'
Heat:	Radiant
Rail Service:	Omni TRAX (Great Western)
Water:	One inch line
Power:	800 Amps 277-480 Volts 3-Phase Option to add another 200 amps without infrastructure change
Sewer:	8-Inch main line that is located 6-Inch away from the building going to the southeast corner of the Cloverleaf subdivision

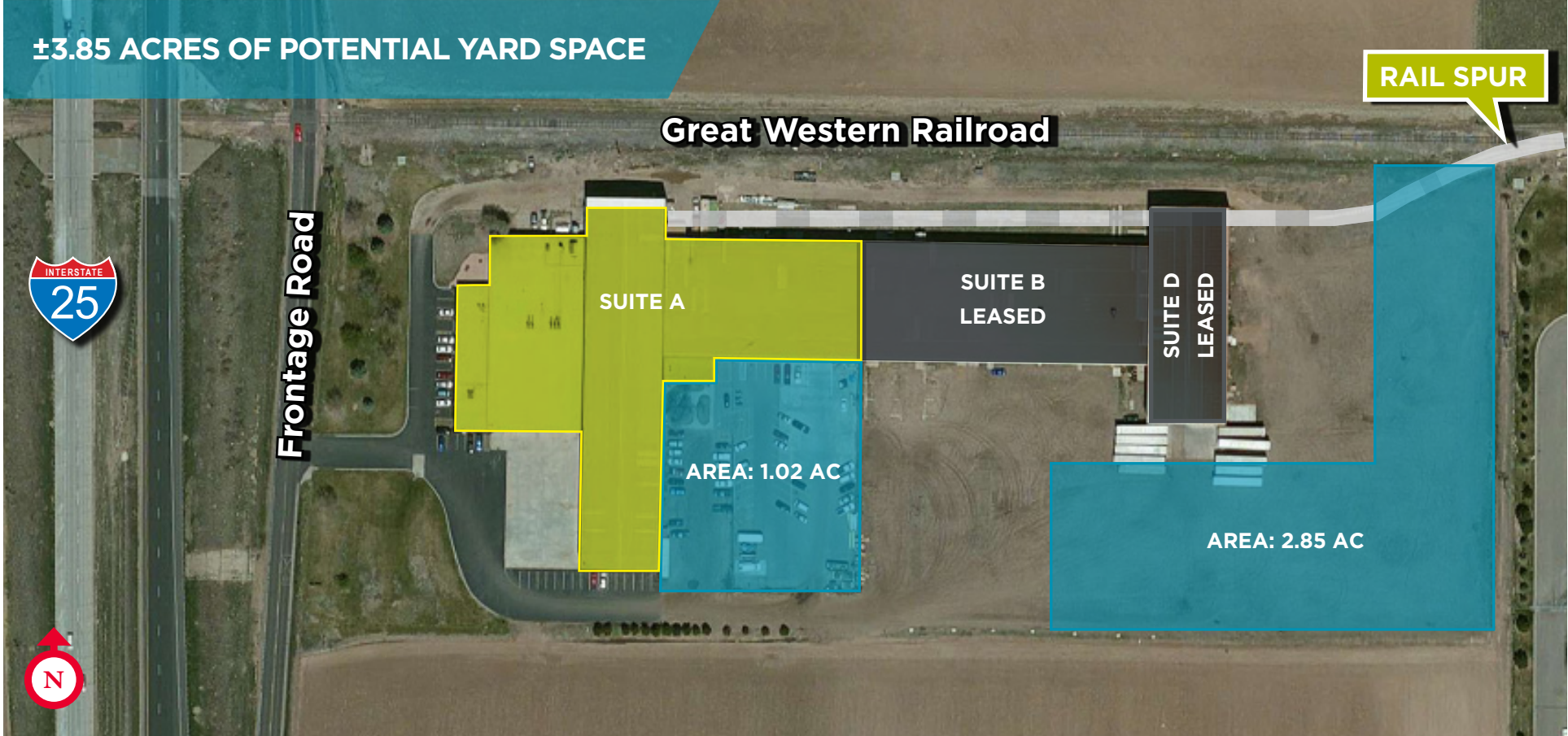
FLOOR PLAN



AVAILABLE

Suite A: 80,809 SF

SITE MAP



FORT COLLINS

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

KEY INDUSTRY CLUSTERS



DEMOGRAPHIC HIGHLIGHTS

Fort Collins Region
Source: Esri.



Total Population (2023)

172,250



Total Households

69,662



Per Capita Income

\$43,952



Median Age

32.1



Total Employees

91,419



Total Square Miles

58.47

AERIAL MAP



SUBJECT PROPERTY

POTENTIAL YARD SIZE: ±3.85 ACRES

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