

FOR SALE OR LEASE

HICKORY COMMONS

331 HICKORY STREET #110
FORT COLLINS, COLORADO 80524



4,545 SF FLEX SPACE MACHINE SHOP WITH MEZZANINE

SALE PRICE: \$1,100,000 (\$242/SF)

PROPERTY FEATURES

| | | |
|----------------|---------------------------------------|----------|
| Size | Office: | 1,752 SF |
| | Warehouse: | 2,793 SF |
| | Total: | 4,545 SF |
| YOC | 2020 | |
| Power | 600 Amp, 3-Phase | |
| Parking | 4 Adjacent; common parking throughout | |
| Restrooms | (2) ADA Compliant | |
| Ceiling Height | 28' (at peak) - Warehouse | |



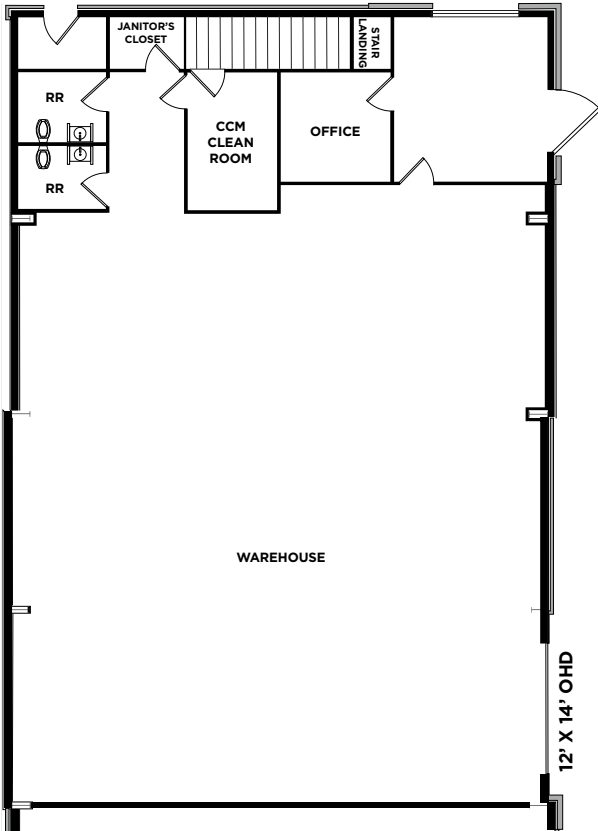
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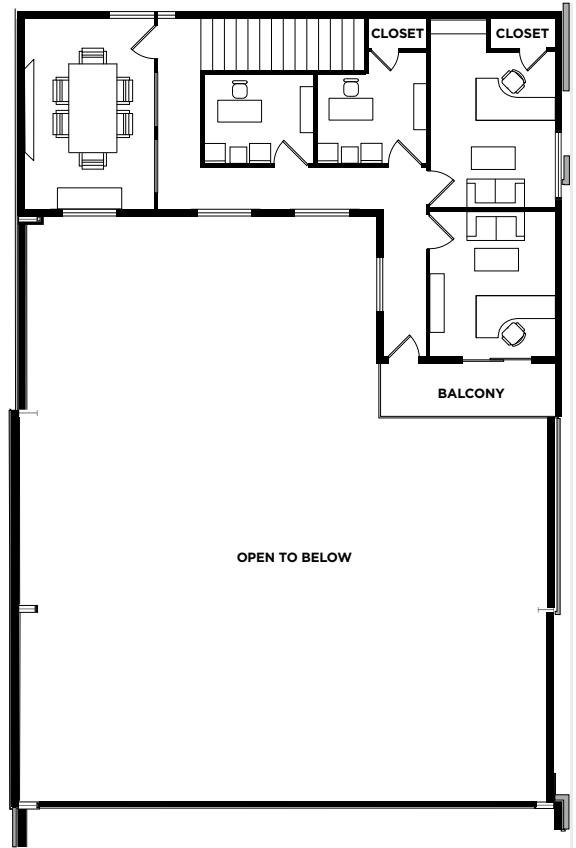
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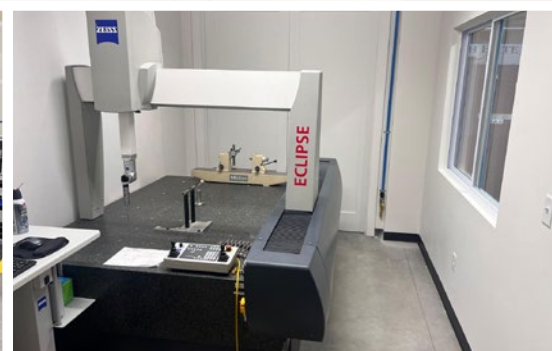
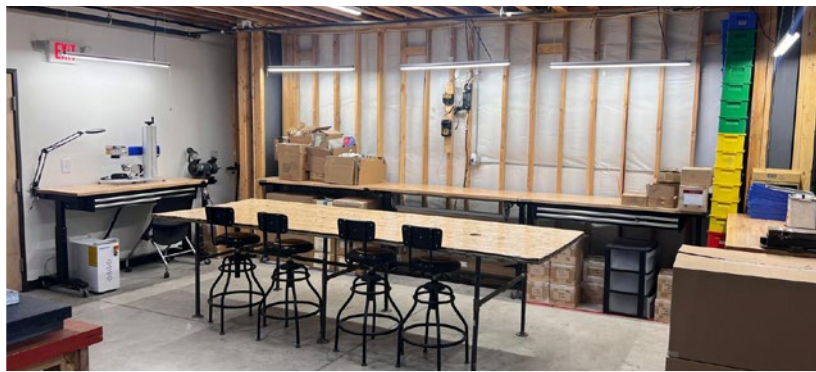
FLOOR PLAN



MAIN FLOOR



MEZZANINE



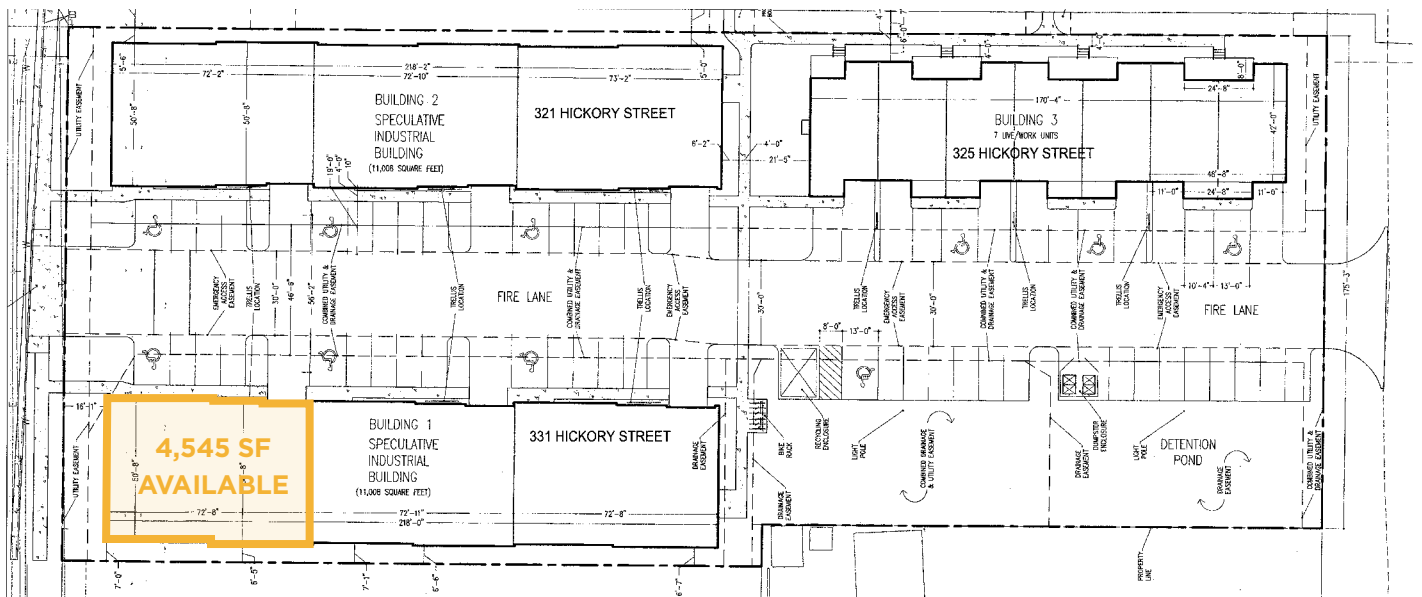
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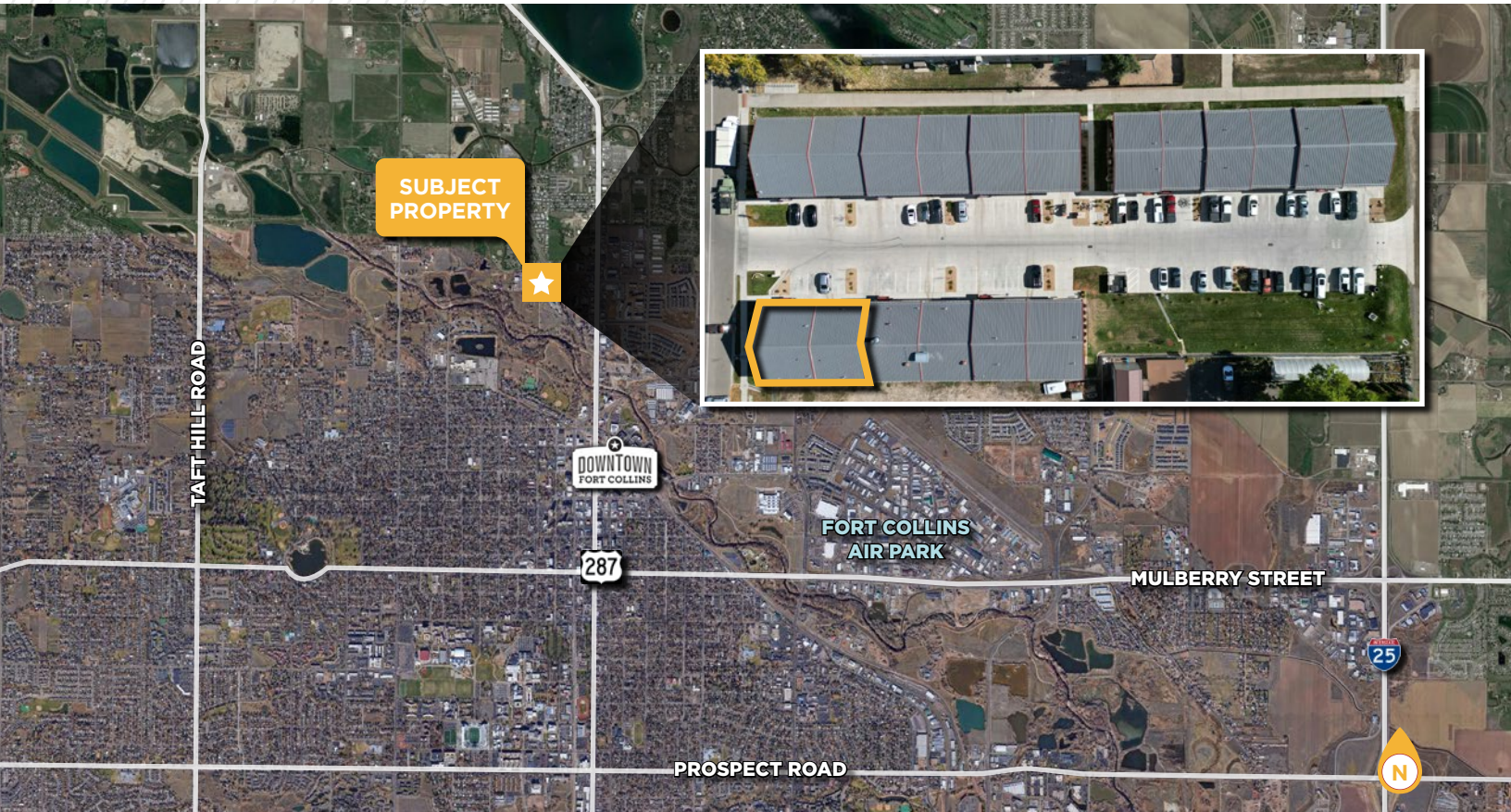
SITE PLAN



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