

FOR LEASE

328 SOUTH LINK LANE

UNIT 6 | FORT COLLINS, CO 80524



2,600 SF RETAIL/WAREHOUSE FOR LEASE

LEASE RATE: \$3,000/MONTH MODIFIED GROSS

This space, currently being used as an automotive shop, features a 12' x 12' overhead door, ample shop space, parking, and a private restroom. With 3-phase power, a 14' clear height and an office/storefront space, this unit comes well equipped for a variety of users.

PROPERTY FEATURES

- Includes an office/retail storefront with restroom and shop/warehouse space
- Ideal location with close proximity to local breweries, Old Town Fort Collins, and I-25
- Overhead door accessible from parking lot
- Monument signage available
- Ample parking available

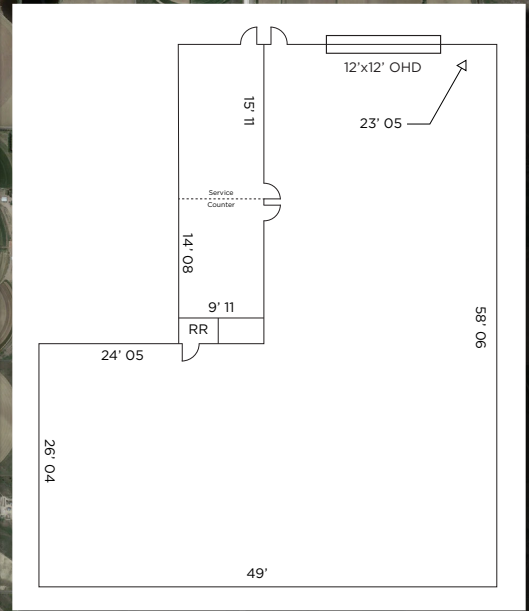
PROPERTY DETAILS

Building Size	26,670 SF
Year Built	1972
Power	3 Phase
Loading	(1) 12' x 12' OHD
Clear Height	14'
Zoning	Light Industrial

FOR LEASE

328 SOUTH LINK LANE

UNIT 6 | FORT COLLINS, CO 80524



287

COLLEGE AVENUE



SUBJECT PROPERTY



14

MULBERRY STREET

39,239 VPD



25



Contact

NATE HECKEL
Senior Director
+1 970 412 0225
nate.heckel@cushwake.com

TY MASHEK
Senior Associate
+1 303 525 3125
ty.mashek@cushwake.com

772 Whalers Way, Suite 200
Fort Collins, Colorado 80525

T +1 970 776 3900
F +1 970 267 7419

cushmanwakefield.com

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.