

EXCELLENT FORT COLLINS LOCATION**10,937 SF INDUSTRIAL/WAREHOUSE BUILDING**

Sale Price: \$1,900,000 (\$174/SF)

CONVENIENT ACCESS TO INTERSTATE 25 AND HIGHWAY 287

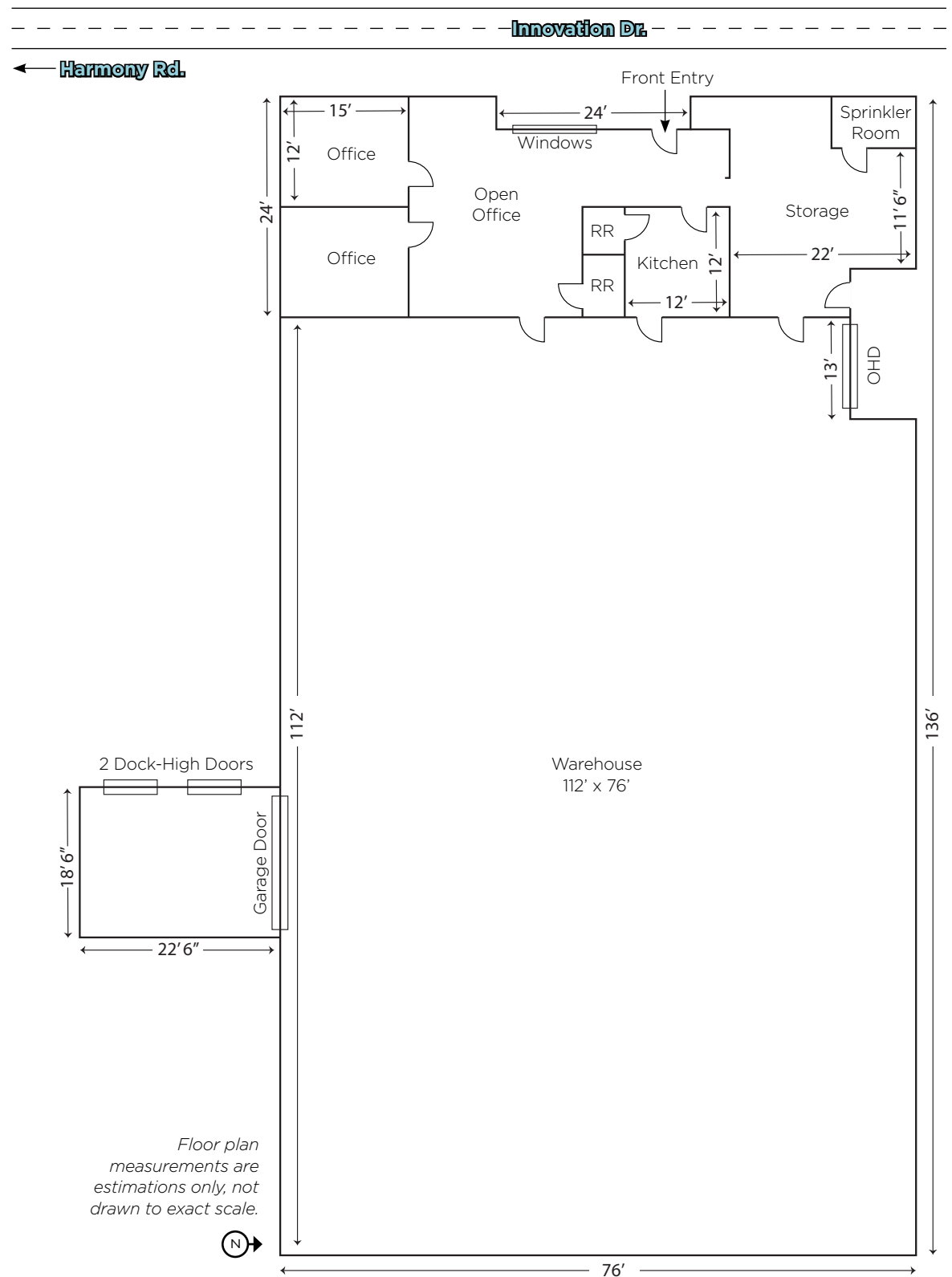
4500 Innovation is an industrial warehouse building located on Innovation Drive, just north of Harmony Road and west of Timberline Road with convenient access to Interstate 25 and Highway 287. This property is equipped with 2 dock-high doors and 1 grade level door. Features include 18 foot ceiling height, 3-phase power and radiant heat. This property is in close proximity to dozens of businesses and amenities, including Hewlett Packard, Intel, UCHealth Harmony Campus, Front Range Village, Safeway Center, Banner Health and Oakridge Business Park.

PROPERTY FEATURES

Available Size	10,937 SF
YOC	1979
Clear Height	18'
Power	3-Phase
HVAC	Radiant heat
Loading	Two (2) dock-high doors One (1) grade level door



FLOOR PLAN | 10,937 TOTAL SF





FORT COLLINS

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.

MAJOR EMPLOYERS

- Advanced Energy Industries, Inc.
- Anheuser Busch
- Banner Health
- Colorado State University
- Columbine Health Systems
- Hewlett-Packard Enterprise
- Kaiser Permanente
- Platte River Power Authority
- University of Colorado Health
- Water Pik
- Woodward
- Xcel Energy Co.

DEMOGRAPHIC HIGHLIGHTS

- As of 2022, the region's population increased by 6.5% since 2017, growing by 22,269. Population is expected to increase by 3.2% between 2022 and 2027, adding 11,905.
- From 2017 to 2022, jobs increased by 8.0% in Fort Collins, CO from 182,817 to 197,530. This change outpaced the national growth rate of 3.8% by 4.2%. As the number of jobs increased, the labor force participation rate increased from 66.2% to 68.4% between 2017 and 2022.

Source: EMSI, 2023



2023 Total Population

172,250



2023 Total Households

69,662



2023 Median Household Income

\$85,480

Source: Esri, 2023



POPULATION	1 Mile	3 Mile	5 Mile
2023 Population	11,337	81,313	160,580
2028 Population Projection	11,475	83,346	165,093
Annual Growth (2023-2028)	0.20%	0.50%	0.60%

Source: CoStar, 2024

HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2023 Households	4,527	33,184	64,385
2023 Household Projection	4,585	34,045	66,326
Avg. Household Income	\$106,544	\$104,053	\$99,748

Source: CoStar, 2024

For more information, please contact:

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