

1716 Heath Parkway

FORT COLLINS, CO 80524



CUSHMAN & WAKEFIELD



\$4,150,000.00
SALE PRICE



\$325,280.55
FIRST YEAR NOI
(JANUARY 1, 2025 - DECEMBER 31, 2025)



3+ YEAR LEASE
SCHEDULED RENT INCREASES



7.84%
CAP RATE



APRIL 15, 2011
LEASE COMMENCEMENT
DATE




NNN LEASE
MINIMAL LANDLORD
RESPONSIBILITIES



SIGNIFICANTLY BELOW REPLACEMENT COST



Building Size	20,970 SF
Site Size	1.24 Acres (54,014 SF)
Year Built	1979
Year Remodeled	2012
Zoning	 Industrial Light - Larimer County

Location Map



For more information, please contact:

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