1212 RIVERSIDE AVE.
FORT COLLINS, COLORADO 80524

CUSHMAN & WAKEFIELD

3 MONTHS FREE RENT

19,078 SF AVAILABLE
LEASE RATE: $11.00-$13.00/SF NNN
NNN: $3.50/SF

POTENTIAL USES

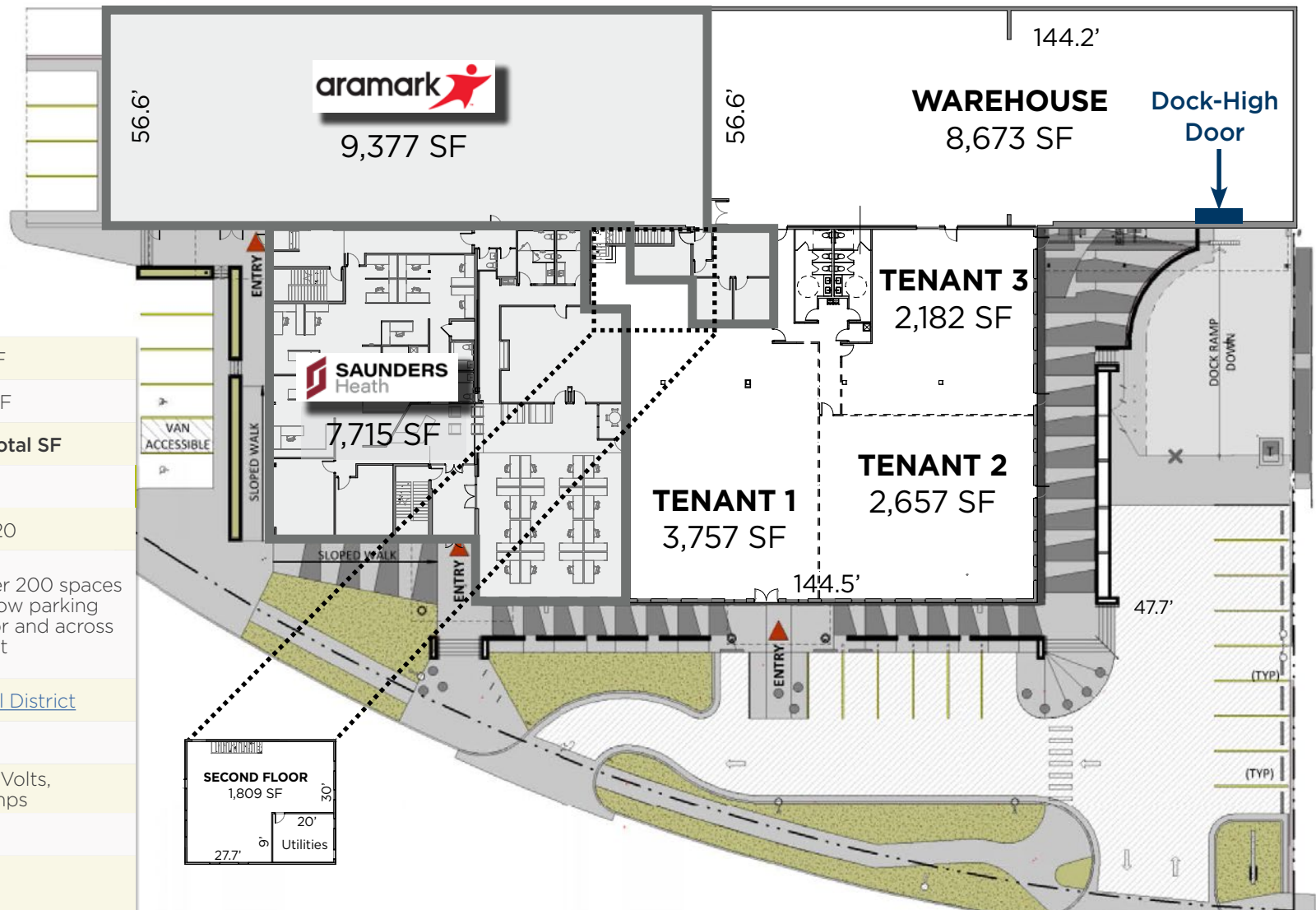WAREHOUSE/RESEARCH   SHOWROOM

MANUFACTURING   OFFICE/RETAIL

1212 Riverside Avenue is located just east of downtown Fort Collins and just west of I-25. This building is a functional, open plan with many uses, affordable, and close to numerous amenities. Recent renovations amplify the prominent visibility and establish this building to be a distinguished Fort Collins address. With the modern addition of high ceilings with exposed metal deck and HVAC, new windows offering 2nd level views of the Poudre River, downtown Fort Collins and the Front Range mountains, and cutting-edge materials, you will want to be a part of this exciting opportunity. This property is located on Riverside Avenue near the intersection of Lemay Avenue and Riverside Avenue.

Conceptual Floor Plans

aramark
9,377 SF

56.6'

144.2'

56.6'

WAREHOUSE
8,673 SF

Dock-High Door

ENTRY

SAUNDERS Heath
7,715 SF

VAN ACCESSIBLE

SLOPED WALK

TENANT 3
2,182 SF

DOCK RAMP DOWN

TENANT 1
3,757 SF

TENANT 2
2,657 SF

144.5'

47.7'

SLOPED WALK

ENTRY

ENTRY

(TYP)

(TYP)

SECOND FLOOR
1,809 SF

30'

20'
Utilities

27.7'

9'

BUILDING SIZE	42,189 SF
SITE SIZE	92,296 SF
AVAILABLE	**19,078 Total SF**
DIVISIBLE	2,182 SF
YOC/YOR	1974/2020
PARKING SPACES	33 + Over 200 spaces of overflow parking next door and across the street
ZONING	Industrial District
RAIL SERVED	Rail spur
POWER	277/480 Volts, 1,200 Amps
WATER TAP	2 Inch
LOADING DOCK	Yes

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FOR MORE INFORMATION, PLEASE CONTACT:

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