

1025 SMITHFIELD DR, FORT COLLINS

AVAILABLE
FOR LEASE

SPACE AVAILABLE:
4,050 SF

LEASE RATE
\$11.00 - \$13.00 / SF

ESTIMATED NNN:
\$5.45 / SF



LISTING PRESENTED BY:

KYLE LUNDY
SENIOR DIRECTOR
(970)443-2900
KYLELUNDY@C3-RE.COM

TRENT McFALL
BROKER ASSOCIATE
(970)231-0697
TMC FALL@C3-RE.COM



PROPERTY INFORMATION



PROPERTY FEATURES

- WAREHOUSE SF: 2,950 SF
- OVERHEAD DOORS:
 - 3 - 14' x 12'
 - 1 - 14' x 14'
- POWER: 220V
- LOT SIZE: 1.58 Acres
- OFFICE SF: 1,100 SF
- 2 Executive Offices, Meeting Room, and Reception Area



PROPERTY OVERVIEW

Rare opportunity to lease an entire standalone warehouse sitting on over 1.5 Acres with 1,000 SF of office space already built out.

Space and yard may be demised as warehouse was previously used by multiple businesses.

The property is in a terrific location along the I-25 Frontage Road, just to the North of Mulberry, and provides easy access for trucks and trailers

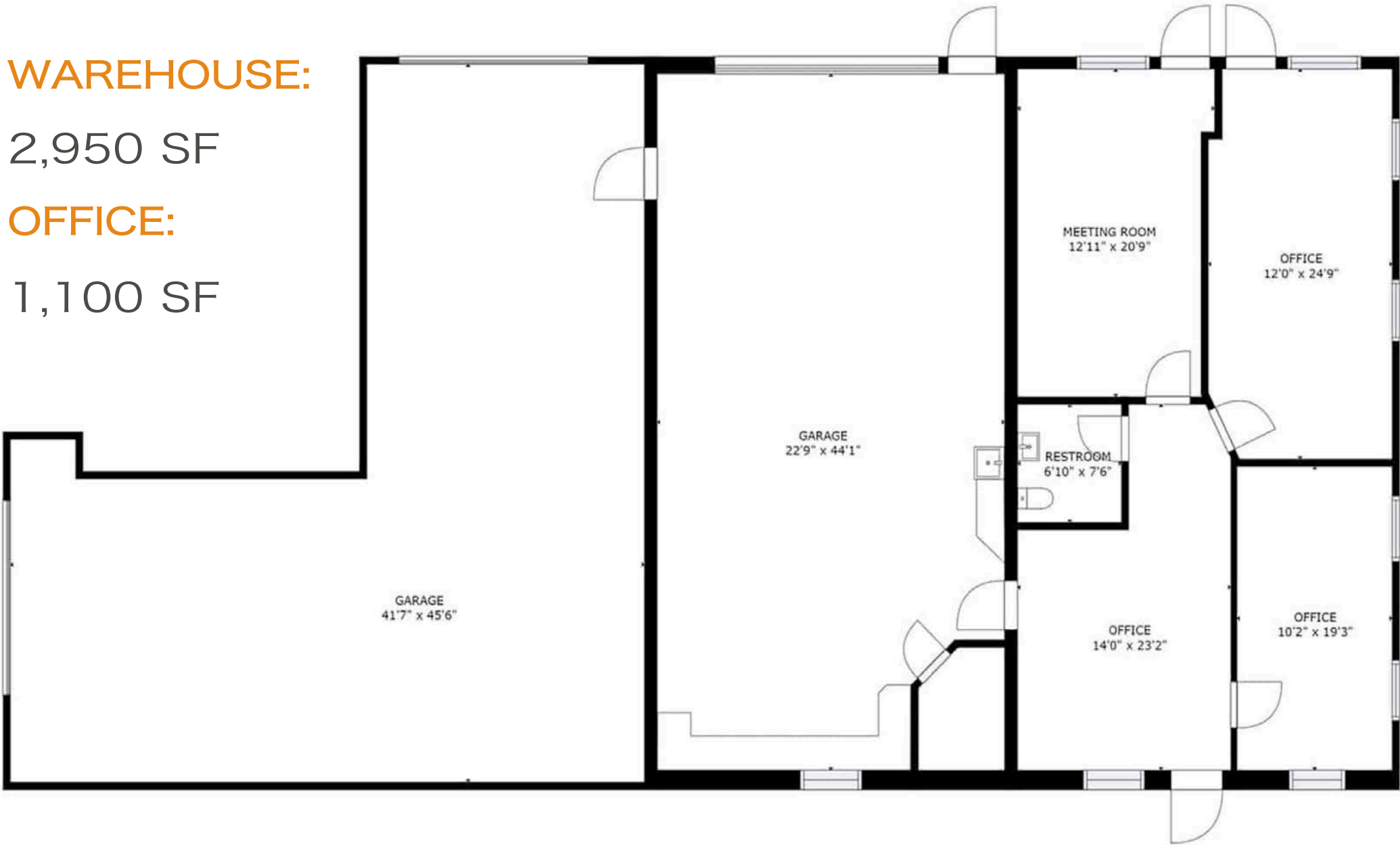
FLOOR PLAN

WAREHOUSE:

2,950 SF

OFFICE:

1,100 SF



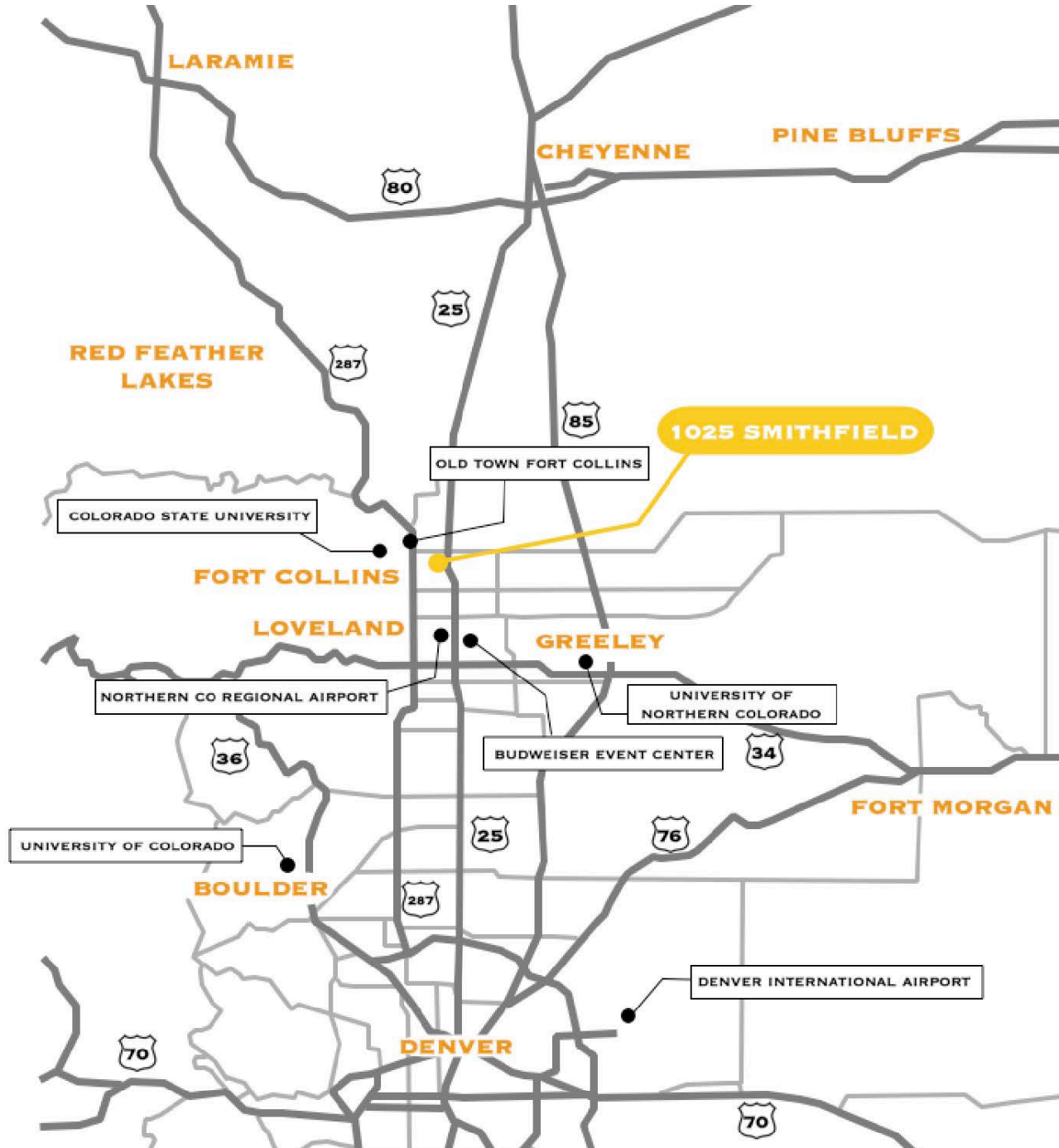
AERIAL MAP



DRIVE TIME MAP



DENVER	60 MINUTES
LOVELAND	15 MINUTES
DIA	55 MINUTES
NORTHERN CO REGIONAL AIRPORT	20 MINUTES
LARAMIE	65 MINUTES
GREELEY	30 MINUTES
CHEYENNE	45 MINUTES
BUDWEISER EVENT CENTER	15 MINUTES



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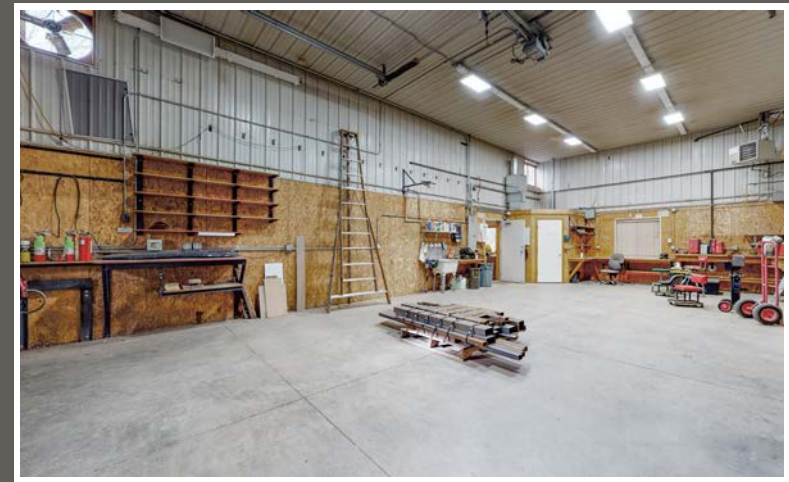
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