

1313 BLUE SPRUCE STREET

UNIT B | FORT COLLINS, COLORADO 80524

**4,338 SF INDUSTRIAL BUILDING WITH DETACHED SHOP**

Lease Rate: \$13.50/SF NNN | NNN Expenses (Estimated): 3.70/SF

MAIN BUILDING (SHOP WITH OFFICE): 3,138 SF | DETACHED SHOP: 1,200 SF

Located in northern Fort Collins, this 4,338 square foot industrial condo is capable of accommodating a variety of users. The property includes adequate office space, a quality warehouse with heavy power, and fenced outside storage. The space is available to occupy immediately. Please contact the listing broker for instructions to show the space or with any additional questions.

PROPERTY FEATURES

- Loading** Main Building: (2) 12' x 12' OHD
Detached Shop: (2) 12' x 12' Doors (1 overhead)
- Power** 480 Amps / 3-phase
- Highlights** Radiant heat
Electrical drop line
Secured outside storage



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cushmanwakefield.com



CITY OF FORT COLLINS AREA HIGHLIGHTS

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.



MSA DEMOGRAPHIC HIGHLIGHTS

- As of 2018 the region's MSA population increased by 10.9% since 2013, growing by 34,553. MSA population is expected to increase by 6.5% between 2018 and 2023, adding 22,804. (EMSI, 2019)
- From 2013 to 2018, jobs increased by 17.8% in Fort Collins, CO from 157,932 to 185,988. This change outpaced the national growth rate of 8.5% by 9.3%. As the number of jobs increased, the labor force participation rate increased from 64.4% to 70.2% between 2013 and 2018. (EMSI, 2019)

Source: EMSI, 2019



2019 TOTAL POPULATION

168,623



2019 TOTAL HOUSEHOLDS

67,047



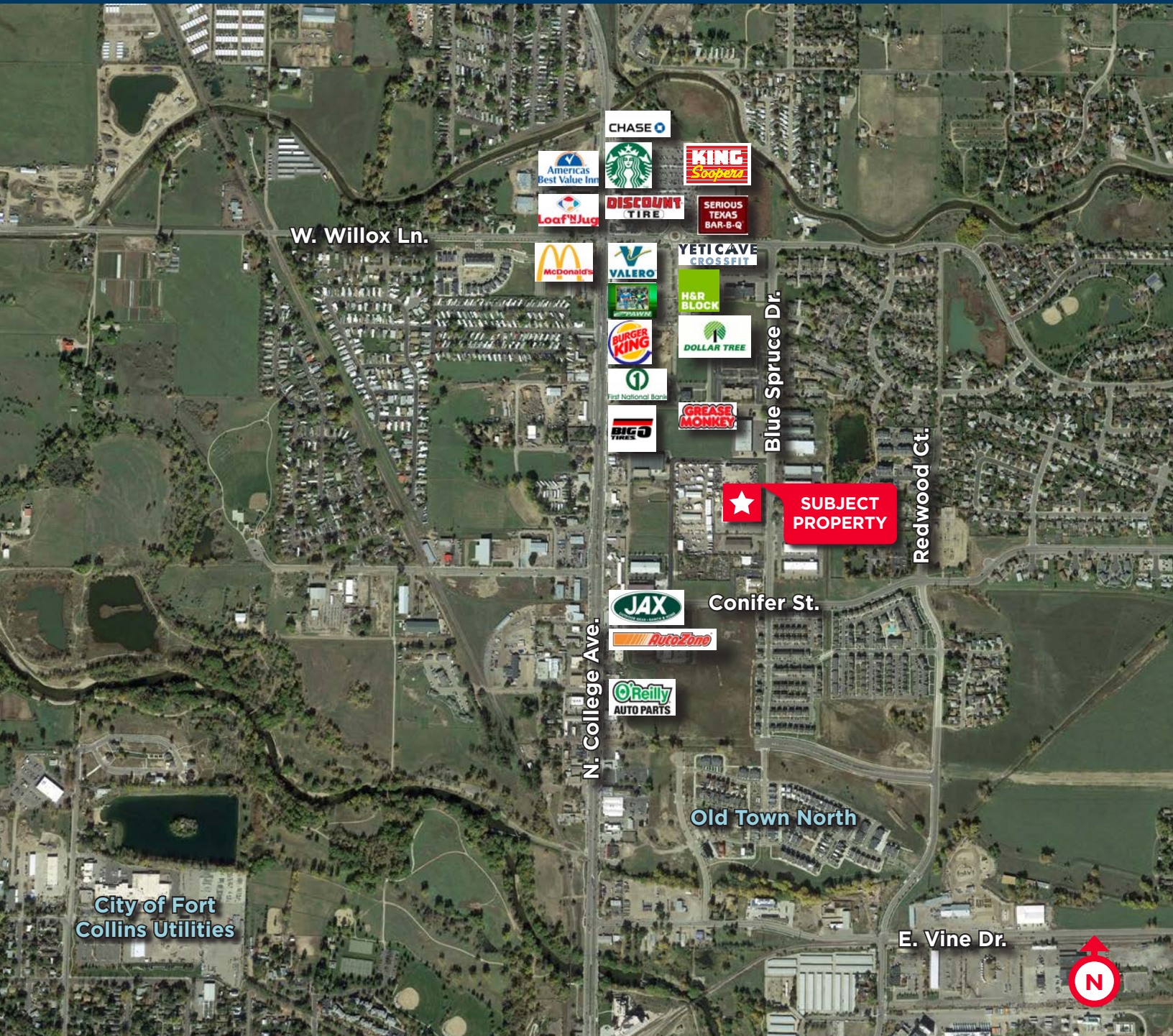
2019 MEDIAN HOUSEHOLD INCOME

\$63,332

Source: ESRI, 2019

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For more information, please contact:

TRAVIS ACKERMAN
Executive Director
+1 970 267 7720
travis.ackerman@cushwake.com

772 Whalers Way, Suite 200
Fort Collins, Colorado 80525

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

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