

FOR LEASE

3825 E MULBERRY STREET

FORT COLLINS, COLORADO 80524



8,346 SF INDUSTRIAL SPACE

LEASE RATE: \$10.00/SF NNN | Est. NNN: \$4.87/SF

3825 E. Mulberry Street offers a convenient industrial opportunity just off Mulberry Street with quick access to Interstate 25, providing excellent connectivity throughout Northern Colorado. The 8,346-square-foot unit features an open warehouse layout designed for flexible operations, along with one private office, two restrooms, and a 12' x 12' overhead door for efficient loading and access. Whether you're seeking warehouse, distribution, or light industrial space, this property provides a functional layout in a highly accessible location. Please contact the listing broker for additional information.

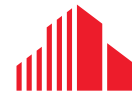
PROPERTY DETAILS

Available Size	8,346 SF
Building Size	100,778 SF
Year Built	1973
Year Renovated	2016
Features	(1) 12' x 12' Overhead Door 1 Office 2 Restrooms
Power	3 Phase, 400 Amp, 480V * Power to be verified by electrical contractor

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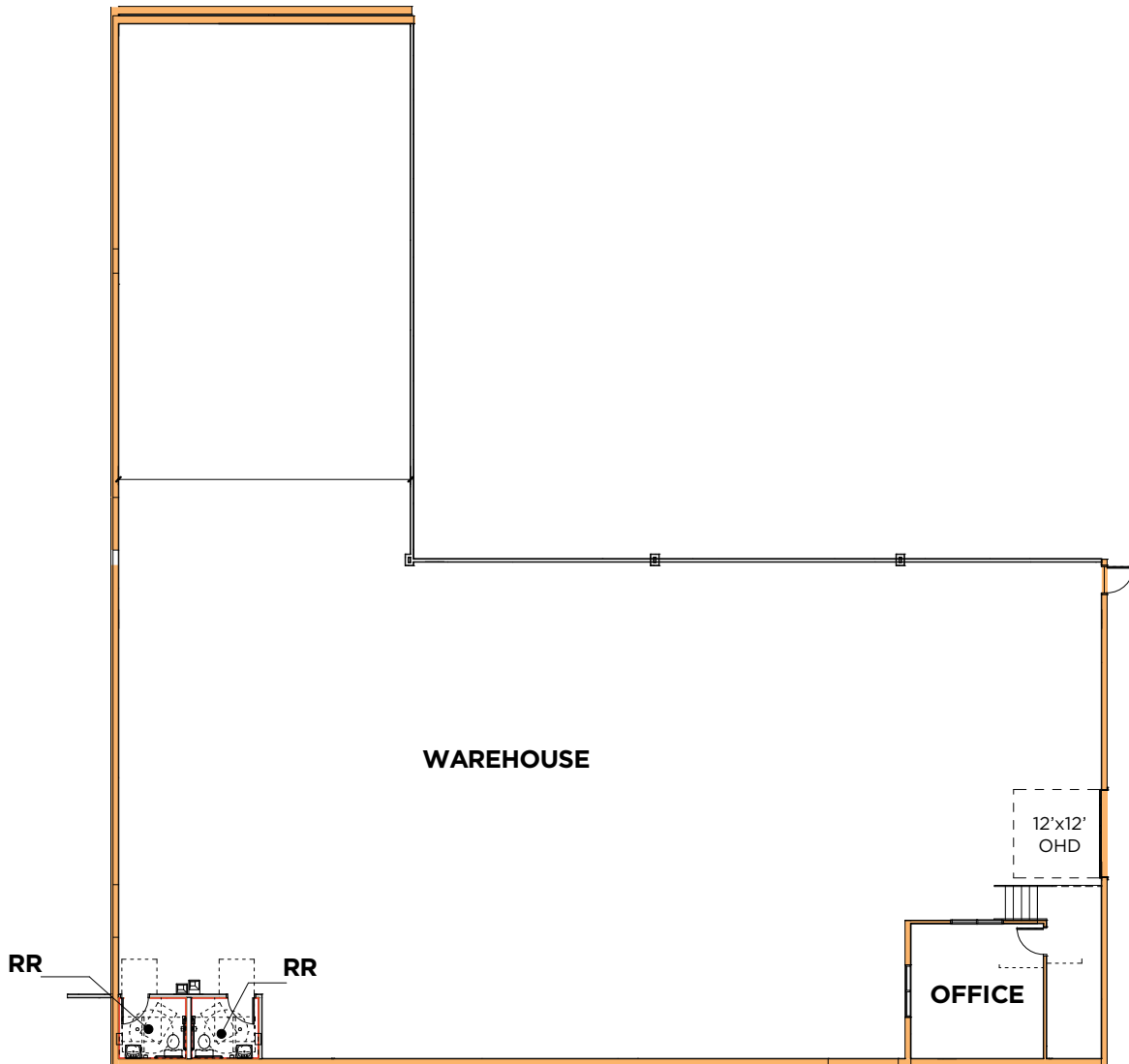
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CUSHMAN &
WAKEFIELD

FLOOR PLAN



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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
- Anheuser-Busch
- Banner Health
- Broadcom (formerly Avago Technologies)
- Colorado State University
- Columbine Health Systems
- Hewlett Packard Enterprise (HPE)
- Kaiser Permanente
- Otter Products (OtterBox)
- Platte River Power Authority
- Poudre School District
- Tolmar
- UCHealth
- Waterpik
- Woodward
- Xcel Energy



MSA DEMOGRAPHIC HIGHLIGHTS

- As of 2025, the City of Fort Collins has an estimated population of 171,500, representing continued long-term growth and an increase of approximately 27,500 residents (19.1%) since 2010.
- Fort Collins maintains a highly educated workforce, with 60.7% of residents age 25 and older holding a bachelor's degree or higher and 97.5% possessing at least a high school diploma, well above national averages.
- The city's labor force participation rate remains strong at 70.3%, supported by a diverse economy anchored by education, healthcare, technology, manufacturing, professional services, and government employment.
- Fort Collins' largest employment sectors include Educational Services & Health Care, Professional, Scientific & Technical Services, Retail Trade, Manufacturing, and Arts, Entertainment, Recreation, Accommodation & Food Services, reflecting the city's diverse and resilient economic base.

Source: EMSI, 2021



2026 TOTAL POPULATION

173,039



2026 TOTAL BUSINESSES

7,222



2026 TOTAL EMPLOYEES

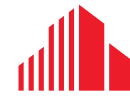
96,546

Source: Esri, 2026

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CUSHMAN &
WAKEFIELD



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