

COMMERCIAL LISTING  
**FOR LEASE**

# Industrial Flex For Lease

901 SMITHFIELD DRIVE | FORT COLLINS, CO



## AVAILABLE:

2,400 - 12,000 SF + 1,800 Mezzanine on a 1.48 Acre Lot

## LEASE DIVISION OPTIONS & RATE INFORMATION:

- **Units A-E** (full building)  
12,000 SF | \$11.00/SF NNN  
(Includes 1,800 SF Mezzanine & Dock High Access)
- **Units A-C**  
7,200 SF | \$12.00/SF NNN  
(Includes 1,800 SF Mezzanine and Dock High Access)
- **Units D-E**  
2,400-4,800 SF | \$10.00-12.00/SF NNN

**NNN ESTIMATE:** \$3.75/SF

**CLEAR HEIGHT:** 16' - 21'

**OVERHEAD DOORS:**

2 - 12' x 12' Dock High Doors  
3 - 12' x 12' OH Doors

**ELECTRIC:**

120/208, 3-Phase

**FIRE SUPPRESSION:**

Yes, Fully Sprinkled

**PARKING:**

47 Stalls

**YOC:**

1997

Located on Smithfield Drive with direct access to I-25 and Mulberry Street/Highway 14. The building provides up to 12,000 SF plus 1,800 SF mezzanine on a 1.48 acre lot with large yard space - demisable to 2,400 SF unit. Fully sprinkled and fire suspension throughout building. Property located in Larimer County Zoning District: C - Commercial.

**Dan Eckles** BROKER  
COMMERCIAL REAL ESTATE BROKERS, LLC

**970.407.9900**

[dan@daneckles.com](mailto:dan@daneckles.com)

COMMERCIAL REAL ESTATE BROKERS, LLC

145 N. College Avenue, Suite F - Fort Collins, CO 80524

Phone: 970.407.9900

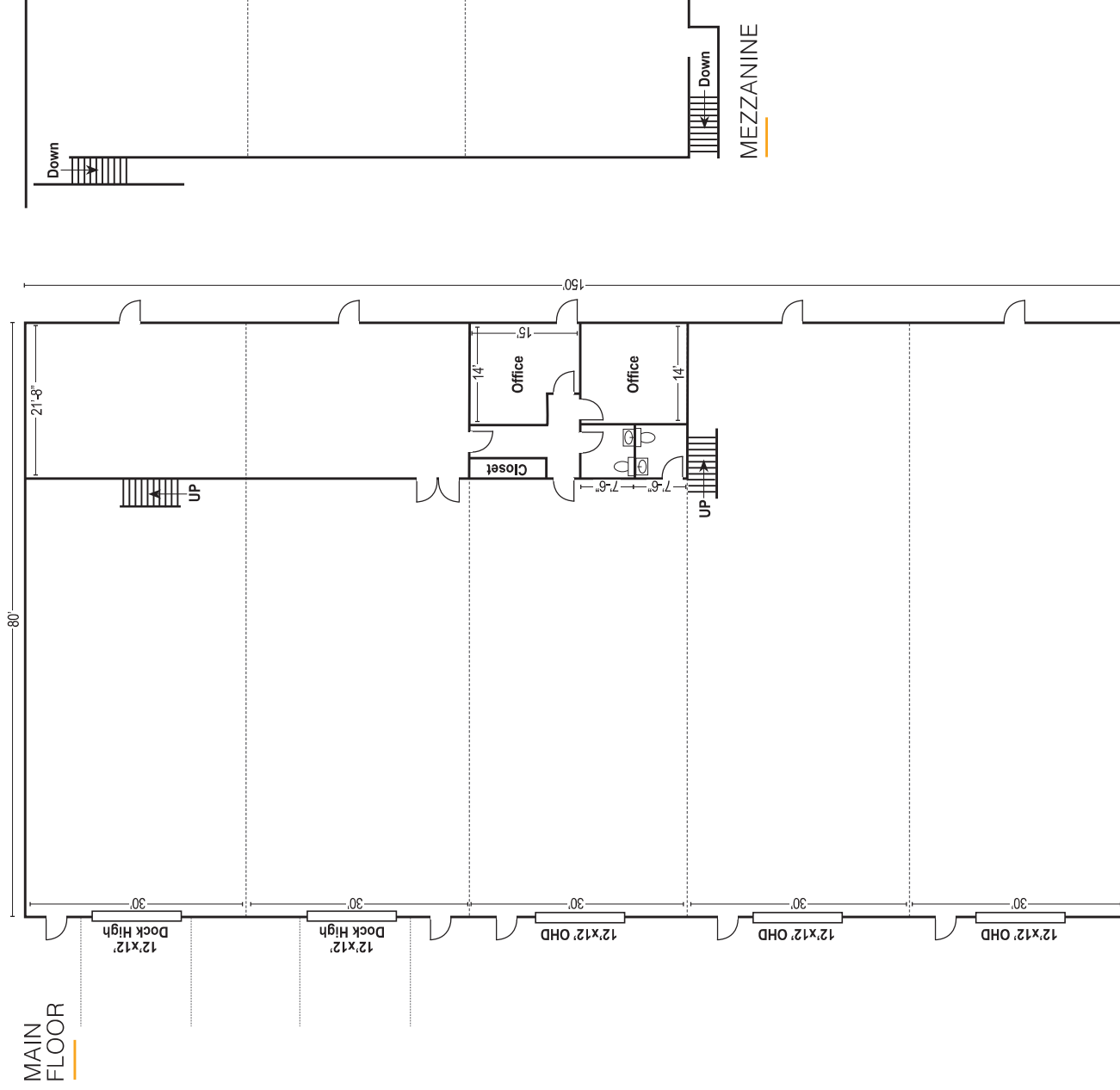
Information contained herein is not guaranteed. Buyer/Tenant and Seller/Landlord are advised to verify all information. Price, terms and information are subject to change.

050921



901 SMITHFIELD DRIVE | FORT COLLINS, CO

COMMERCIAL LISTING  
**FOR LEASE**





SITE PLAN

