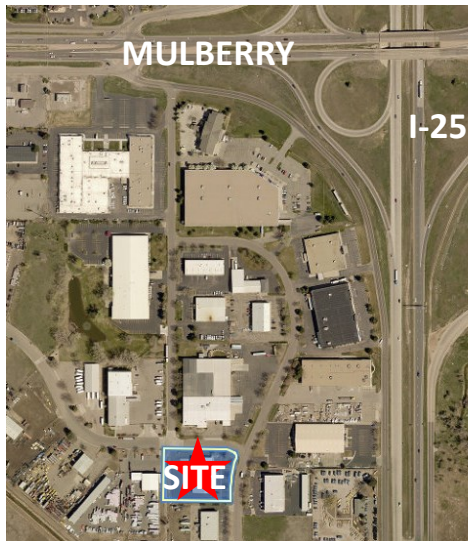


FOR SALE
OR LEASE

901 Smithfield Drive
Fort Collins, CO 80524

RE/MAX
COMMERCIAL



**Industrial Flex For Sale or Lease
w/Great Access**

This property provides immediate access to I-25 and Mulberry/Hwy 14. The building is 12,000 SF plus 1,800 SF of mezzanine space and situate on 1.48 acres. There is abundant yard space and parking. The building has two dock high doors and three 12' x 12' grade level OH doors. A user can lease the entire property or the building can be demised down to 2,400 SF. Sale on entire property only. Full sprinkled fire suppression throughout the building. Available after February 1, 2021.

GENERAL INFORMATION

Size: 12,000 SF Building + 1,800 SF Mezzanine on a 1.48 Acre Lot.

Sale Price: \$2,400,000 (\$200.00 per SF)

Lease Division Options and Rate Information:

Full Building: Units A-E 12,000 SF @ \$11.00 per SF NNN (Incls 1,800 SF Mezz & Dock Hi Access)

Units A-C 7,200 SF @ \$12.00 per SF NNN (Incls 1,800 SF Mezz and Dock Hi Access)

Units D & E 2,400-4,800 SF @ \$10.00-12.00 per sf NNN

NNN's: Est at 3.75 Per SF

YOC: 1997

Parking: 47 Stalls

Clear Height: 16' - 21'

OH Doors: 2 Dock High Doors and 3, 12'x12' OH Doors

Zoning: 'C' Commercial in Larimer County

Electric: 120/208 3-Phase

Fire Suppression: Yes, Fully Sprinkled

Occupancy : Likely February 1, 2021

Michelle Hickey Crawford, CCIM (970) 215-7016 Michelle@NoCoMichelle.com

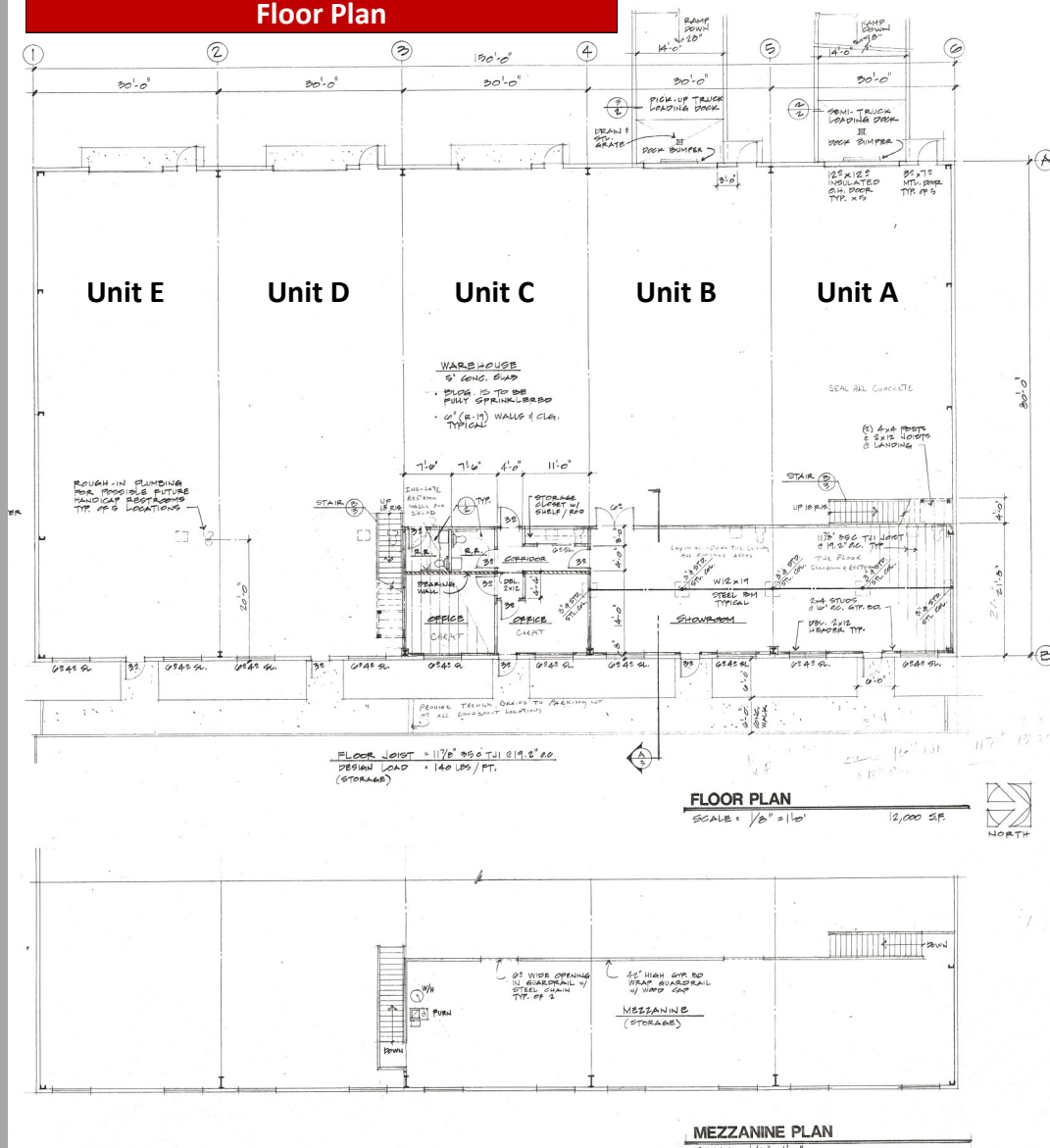
RE/MAX Commercial Alliance 125 S Howes Street, Suite 120 Ft. Collins, CO

FOR SALE
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Floor Plan

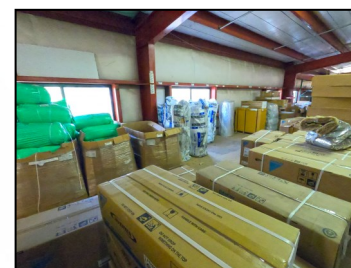
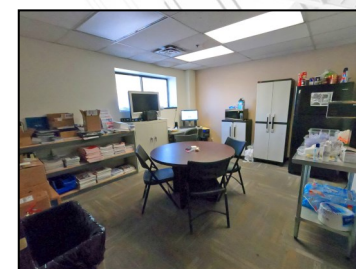
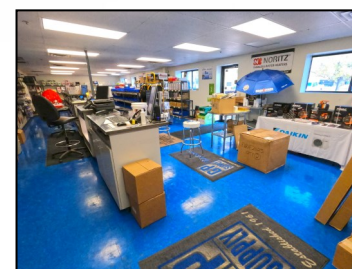
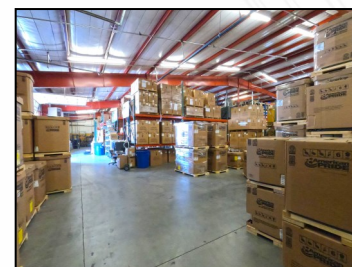


Division Options and Lease Rate Information:

Units A-E 12,000 SF @ \$11.00 per SF NNN (Incls 1,800 SF Mezz & Dock Hi Access)

Units A-C 7,200 SF @ \$12.00 per SF NNN (Incls 1,800 SF Mezz and Dock Hi Access)

Units D & E 2,400-4,800 SF @ \$10.00-12.00 per sf NNN



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LAND USE DATA

Category	Area (S.F.)	Percentage
TOTAL SITE AREA	64,294 S.F. (1.47 AC)	100%
BUILDING	12,000 S.F.	18.6%
PARKING, WALKS & DRIVES	42,382 S.F.	66%
LANDSCAPED AREA	9,912 S.F.	15.4%

SITE PLAN
SCALE = 1" = 20'-0"

Elevation

Architectural Drawings:

- Site Plan:** Shows the building footprint, parking lot, landscaped area, and surrounding streets (Smithfield Dr., Canal Dr.).
- Elevations:** South Elevation, East Elevation, West Elevation, North Elevation.
- Section:** BLDG. SECTION (SCALE: 1/4" = 1'-0").
- Stair Section:** (SCALE: 1/4" = 1'-0").

Key Features and Details:

- Proposed Metal Building:** 12,000 S.F., Fully Sprinklered, B-2 Occupancy.
- Materials:** 14' x 55' Semi-Truck Loading Dock, 14' x 30' Semi-Truck Loading Dock, 14' x 30' Semi-Truck Loading Dock, 14' x 30' Semi-Truck Loading Dock.
- Structural:** 12" x 12" Steel Joists, 12" x 12" Steel Joists, 12" x 12" Steel Joists, 12" x 12" Steel Joists.
- Roofing:** 12" x 12" Steel Joists, 12" x 12" Steel Joists, 12" x 12" Steel Joists, 12" x 12" Steel Joists.
- Interior:** 12" x 12" Steel Joists, 12" x 12" Steel Joists, 12" x 12" Steel Joists, 12" x 12" Steel Joists.
- Exterior:** 12" x 12" Steel Joists, 12" x 12" Steel Joists, 12" x 12" Steel Joists, 12" x 12" Steel Joists.

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