

COMMERCIAL LISTING
FOR LEASE

SEC I-25 & East Prospect Road

2028 SE FRONTAGE ROAD | FORT COLLINS, CO



OFFICE/WAREHOUSE FOR LEASE:

Total Building Size: | 13,530 SF

Warehouse: | 7,630 SF

Office: | 5,900 SF

Garage: | 750 SF

LEASE RATE: | \$12.00/SF NNN

Located on SE Frontage Road with I-25 exposure. Direct access from I-25 and Fort Collins Prospect Road interchange to SE Frontage Road. Property located in Larimer County Zoning District: C – Commercial. New exterior (backlite) awnings by landlord. New flooring and painting allowance by landlord. Marque signage available.

WAREHOUSE: 7,630 SF Clean, 24' clear height, 2 ton crane, 2 (12' x 14') drive-in/overhead doors, 400 amp electrical service with room for expansion

OFFICE: 5,900 SF Flexible mix of open space, office, conference, administrative/flex



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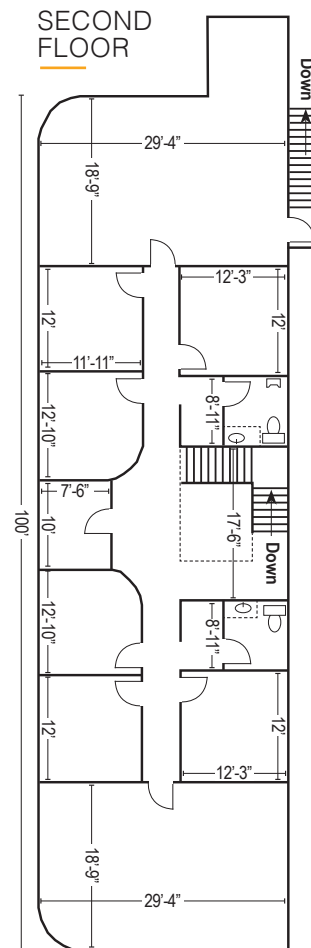
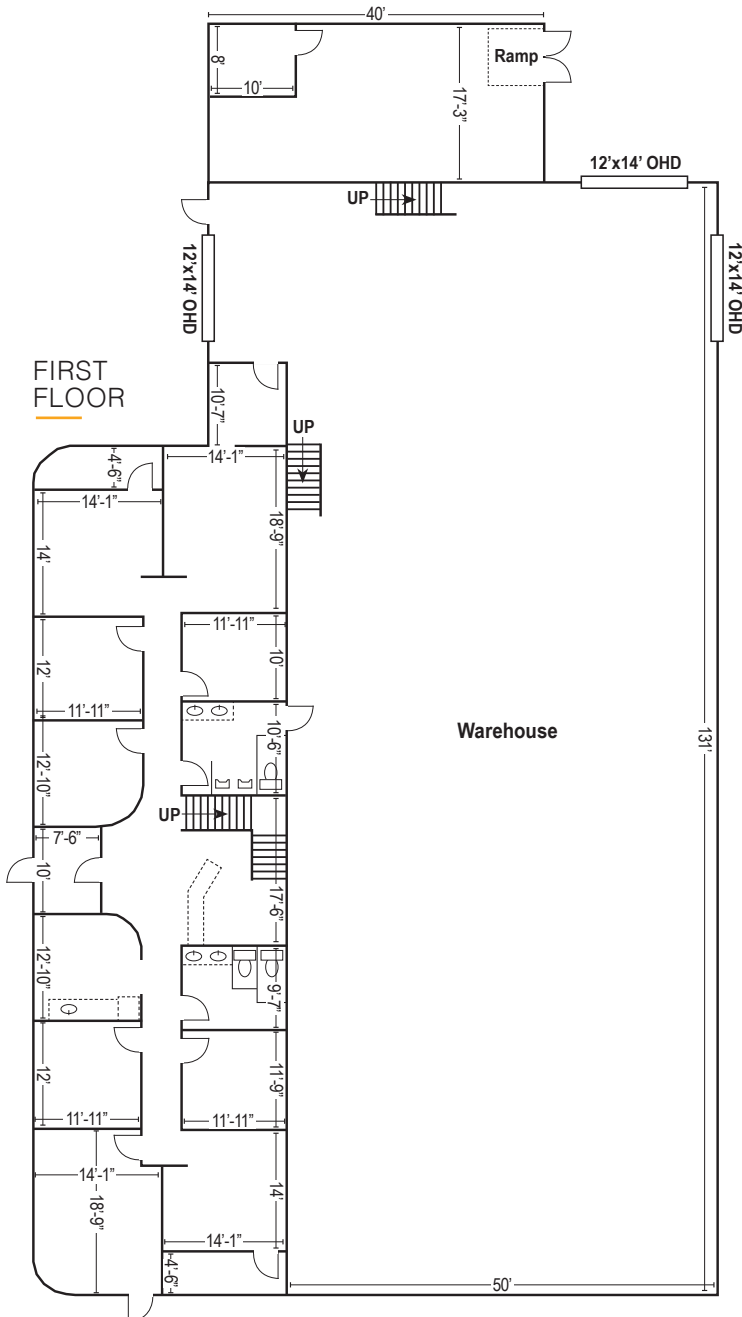
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LOCATION OVERVIEW:



AREA TRAFFIC COUNTS:

I-25 N of Prospect Rd: | 63,000 VPD
- CDOT 2019



Floor plan measurements believed to be accurate but not guaranteed.