

REALTEC FOR SALE

COMMERCIAL REAL ESTATE SERVICES

1420 RIVERSIDE AVENUE | Fort Collins, CO 80524



FLEX / INDUSTRIAL SPACE FOR SALE

PROPERTY TYPE: **FLEX / INDUSTRIAL**

AVAILABLE: **3,694 SF**

SALE PRICE: **\$775,000**

FEATURES:

- Premium location close to Old Town with easy I-25 access
- 208 3-phase, 200 amp power (expandable to 400 amp)
- 14' x 12' drive in door
- 27' clear height
- Industrial zoning
- Monument and building signage with 12,000 VPD
- Two, 5-ton HVAC units
- Prominent and highly visible covered front entrance
- Floating metal roof
- Polished concrete floor
- 150 SF mezzanine N/I in SF, expandable to 1,200 SF
- Large showroom area

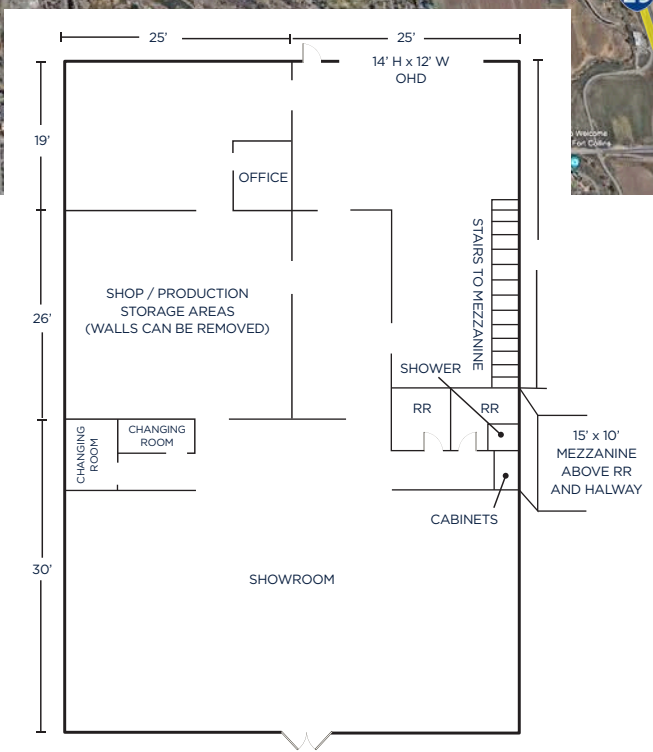
VIEW MORE REALTEC LISTINGS AT WWW.REALTEC.COM

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FEATURED PROPERTY

1420 RIVERSIDE AVENUE • FORT COLLINS, CO 80524



Fort Collins

712 Whaler's Way, Bld. B, Suite 300
Fort Collins, CO 80525
970.229.9900

Loveland

200 E. 7th Street, Suite 418
Loveland, CO 80537
970.593.9900

Greeley

1711 61st Avenue, Suite 104
Greeley, CO 80634
970.346.9900

