



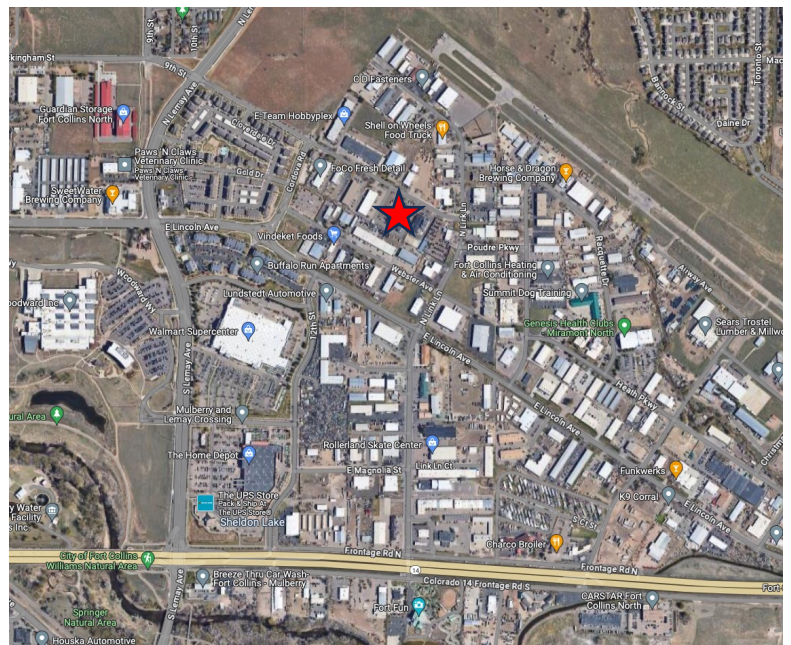
Lease Rate
NNN Expenses
Building Area

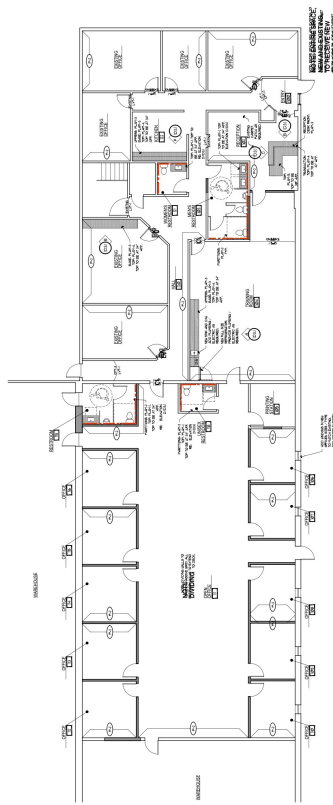
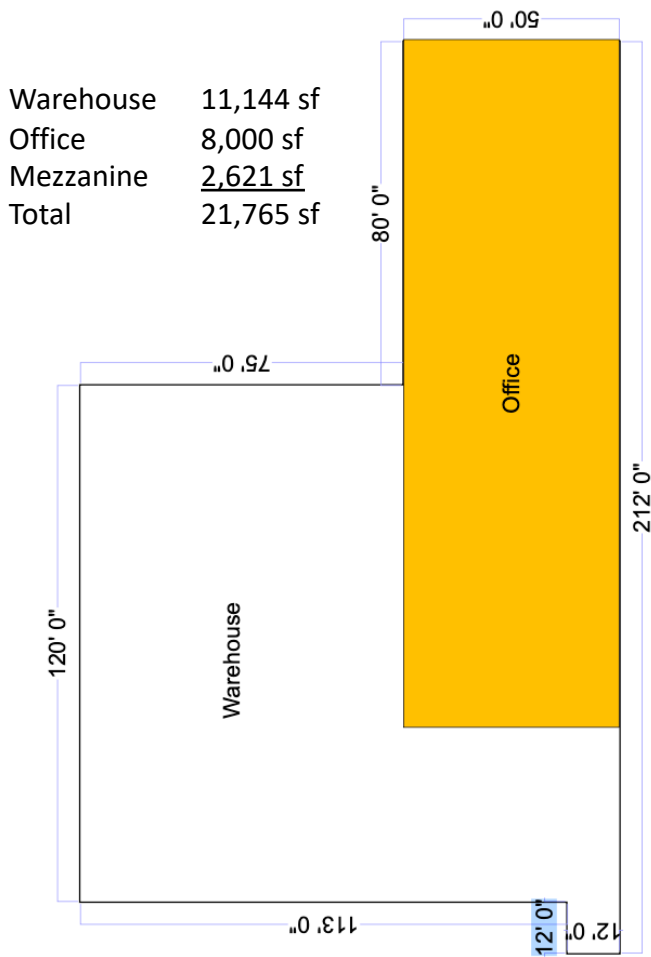
Negotiable
\$4.98/sf
21,765 sf

Clean flexible office/warehouse building with ample outside storage. Updated office space and good lighting throughout building. About 1 mile east of Old Town Fort Collins and less than 3 miles to I-25 via Hwy 14. Entire property available for lease November 2024.

Property Features

Lot Area	90,000 sf (2.07 acres)
Clear Height	16'
Loading	(2) 12 'X 14' Drive-in doors (1) Dock high door
Parking	42 spaces
Secure Fenced Yard	10,800 sf
Additional Yard	7,200 sf
Power	277/440 volts 1,200 Amps
Fire Sprinklers	Warehouse
Water	East Larimer Co. Water Dist.
Sewer	Boxelder San Dist.
Electricity	Xcel Energy
Natural Gas	Xcel Energy
Phone/Internet	Comcast
Built/Expanded	1993/1998
Office expansion	2018





Information presented is believed to be from reliable sources but should be verified independently by any potential tenant(s) or users. No representations as to accuracy or completeness of information, or condition of the Property, is expressed or implied.

PRECEPT
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