

FOR LEASE

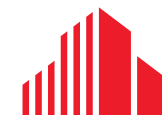
**2246 ZURICH DRIVE**

FORT COLLINS, CO 80524



**NEWLY CONSTRUCTED INDUSTRIAL BUILDING**  
**LEASE RATE: \$14 - \$16/SF NNN**

**TWO (2) 7,500 SF UNITS AVAILABLE FOR LEASE**



**CUSHMAN &  
WAKEFIELD**



# PROPERTY FEATURES



2246 Zurich Drive is the premier industrial building in Northern Colorado. Each unit includes office space, 12' x 14' overhead doors, and private restrooms. Please contact the listing brokers for more information.



**42,800 SF**

BUILDING SIZE

**Two (2) 7,500 SF Units**

AVAILABLE SIZE

**(16) 12' x 14' OVERHEAD DOORS**

LOADING

**\$14 - \$16/SF NNN**

LEASE RATE

**\$4.95/SF**

NNN (EST.)

**1,500 Amps, 3-Phase**

POWER

**16' - 24'**

CLEAR HEIGHT

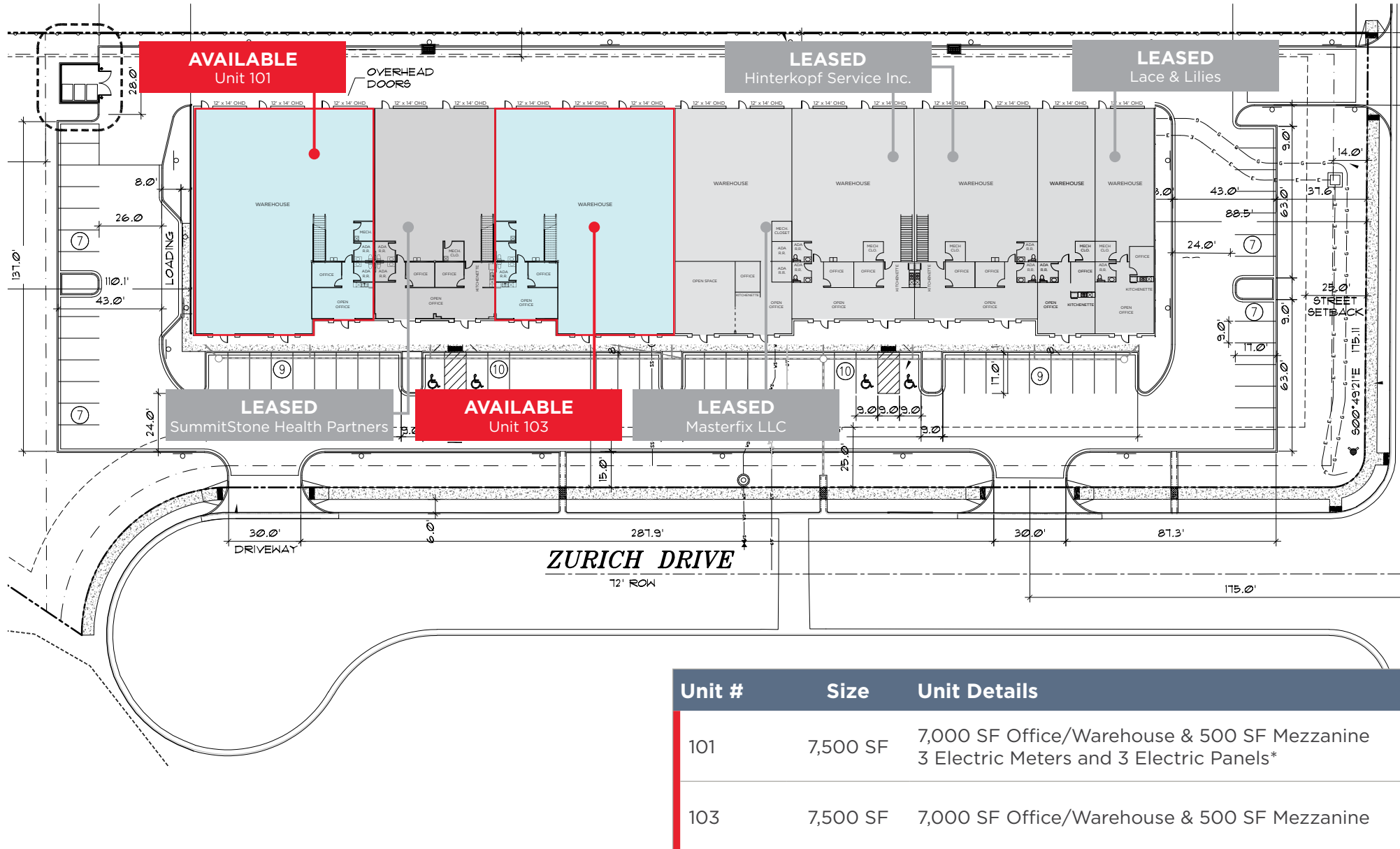
**66 Spaces**

OFF-STREET PARKING

**Ample**

ON-STREET PARKING

# SITE PLAN



\*Due to the ability to support high power needs, the lease rate for Unit 101 will be an additional \$1.50/SF.



# PROJECT OVERVIEW





# PROPERTY PHOTOS





# FOR LEASE

## 2246 ZURICH DRIVE

FORT COLLINS, CO 80524

Demographics	CoStar, 2024		
	1 Mile	3 Miles	5 Miles
2024 Population (Pop.)	5,875	59,766	140,331
2029 Pop. Projection	6,389	63,230	148,731
2024 Households (HH)	2,136	24,008	57,196
Avg HH Income	\$85,845	\$93,987	\$91,218

**MONTAVA DEVELOPMENT**  
2,310 UNITS

Richards Lake Rd.



## CONTACT

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Downtown Fort Collins



**NORTHFIELD DEVELOPMENT**  
375 UNITS

**MOUNTAIN VISTA DEVELOPMENT**  
1,085 UNITS

**SUBJECT PROPERTY**

**MOSAIC DEVELOPMENT**  
530 UNITS

**BLOOM DEVELOPMENT**  
±1,600-2,000 DU'S (PLANNED)

E. Mulberry St.

