



INDUSTRIAL/FLEX FOR LEASE

500 East Vine Drive, #100

Fort Collins, Colorado 80524

**6,225 SF AVAILABLE
FOR LEASE WITH HALF
AN ACRE OF YARD**



PROPERTY OVERVIEW

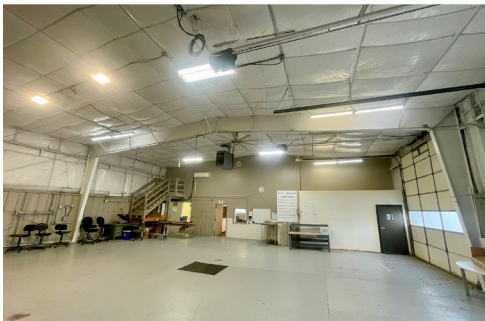
Located on the north side of Vine Drive just east of North College Avenue, this property is in a prime area with current and future redevelopment activity.

Space Available: 6,225 SF with half an acre of yard

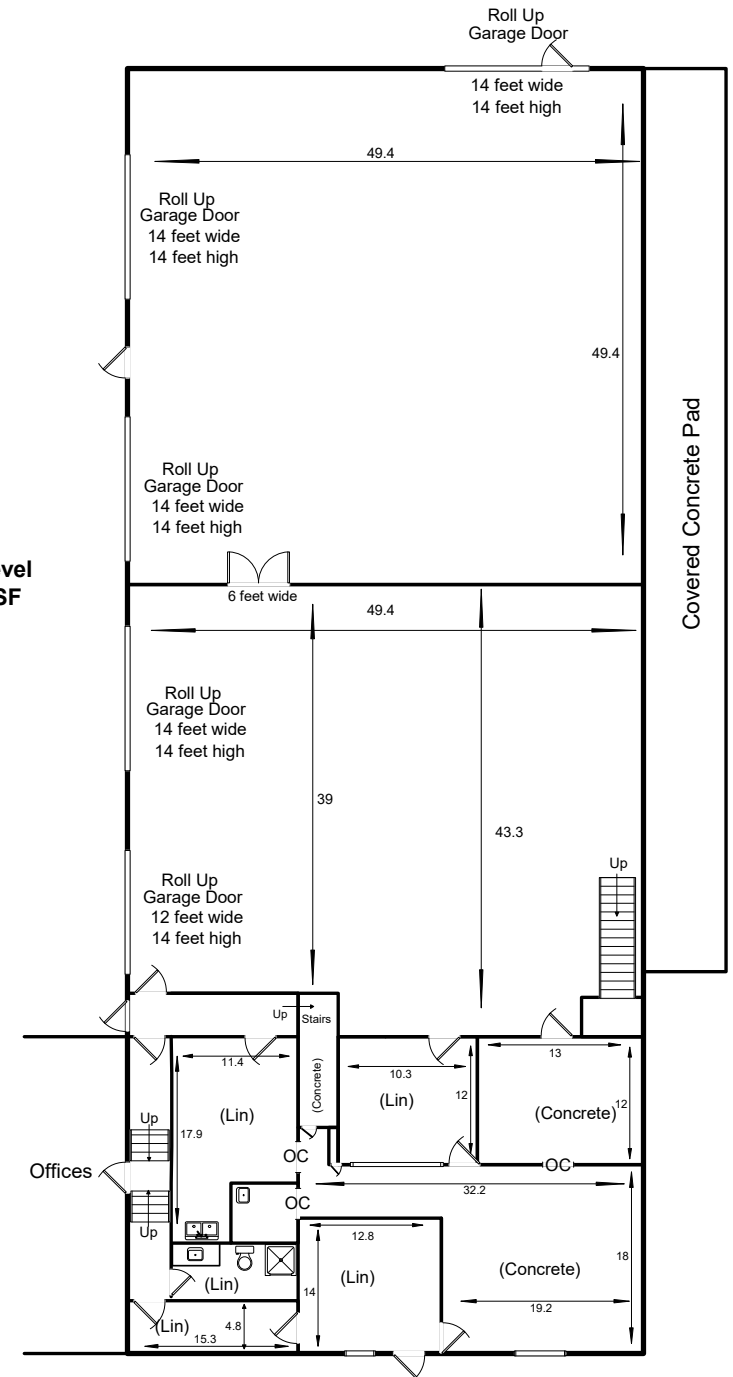
Clear Height: 16'-18'

Lease Rate: ~~\$12.00 \$14.00/SF NNN~~ \$10.00/SF NNN

Estimated NNN: \$5.75/SF



**MainLevel
6,225 SF**



5 OVERHEAD DOORS



CONTACT

AKI PALMER
Executive Managing Director
+1 970 267 7727
aki.palmer@cushwake.com

KARA TURNER
Associate
+1 970 420 6165
kara.turner@cushwake.com

772 Whalers Way, Suite 200
Fort Collins, CO 80525
+1 970 776 3900
cushmanwakefield.com

