



INDUSTRIAL/FLEX FOR SALE OR LEASE

# 500 East Vine Drive, #100

Fort Collins, Colorado 80524

**6,225 SF AVAILABLE FOR  
LEASE W/ YARD**

**ENTIRE BUILDING PRICE:  
\$2,500,000 (11,102 SF  
ON ±2.9 ACRES)**





# 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.

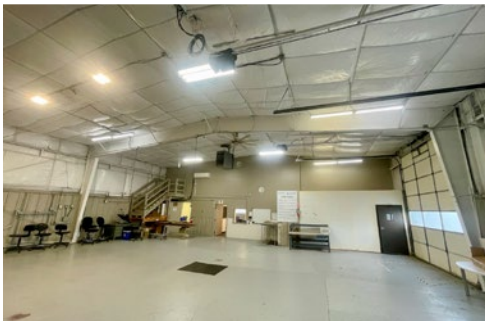
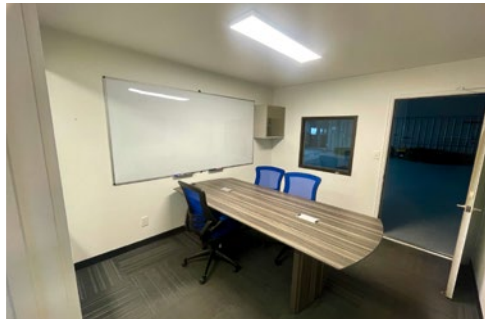
**Space Available:** 6,225 SF w/ Yard

**Clear Height:** 16'-18'

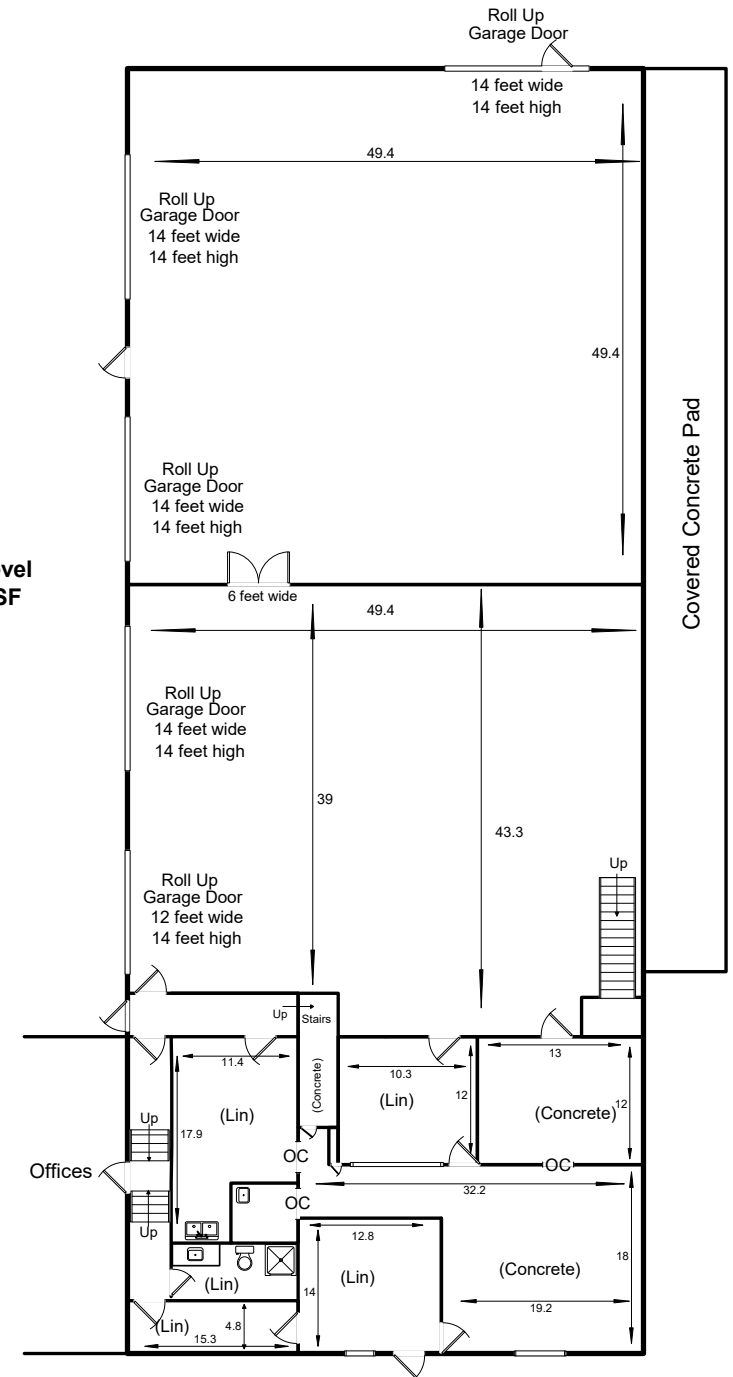
**Lease Rate:** ~~\$12.00 \$14.00/SF NNN~~ \$10.00/SF NNN

**Estimated NNN:** \$5.75/SF

**Entire Building  
Sale Price:** \$2,500,000 (11,102 SF on ±2.9 Acres)



**MainLevel  
6,225 SF**



**5 OVERHEAD DOORS**



