

INDUSTRIAL/FLEX FOR SALE OR LEASE

## 500 East Vine Drive, #100

Fort Collins, Colorado 80524

6,225 SF AVAILABLE FOR LEASE W/ 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 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:

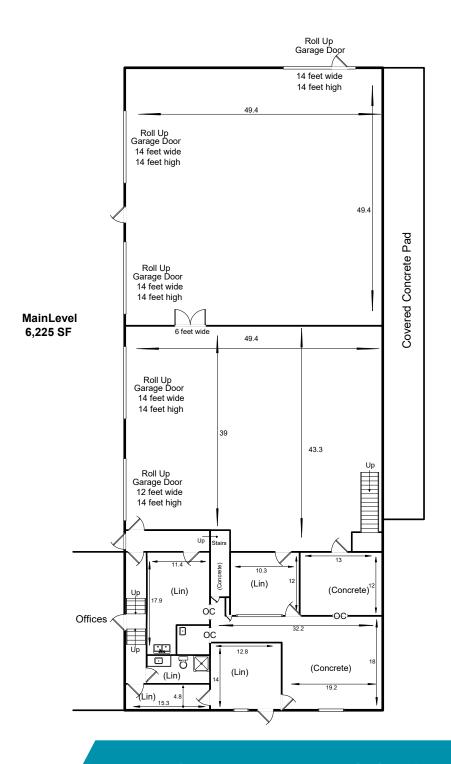
\$2,500,000 (11,102 SF on ±2.9 Acres)













## **CONTACT**

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