

MULBERRY COMMERCIAL PARK**2,400 SF INDUSTRIAL/FLEX SPACE FOR LEASE OR SALE**

SALE PRICE: \$495,000 (\$206/SF)

LEASE RATE: \$12.00/SF NNN | NNN: \$7.22/SF

Unit 30 is an open finished office/warehouse space with upgraded power, heated warehouse space and private restroom.

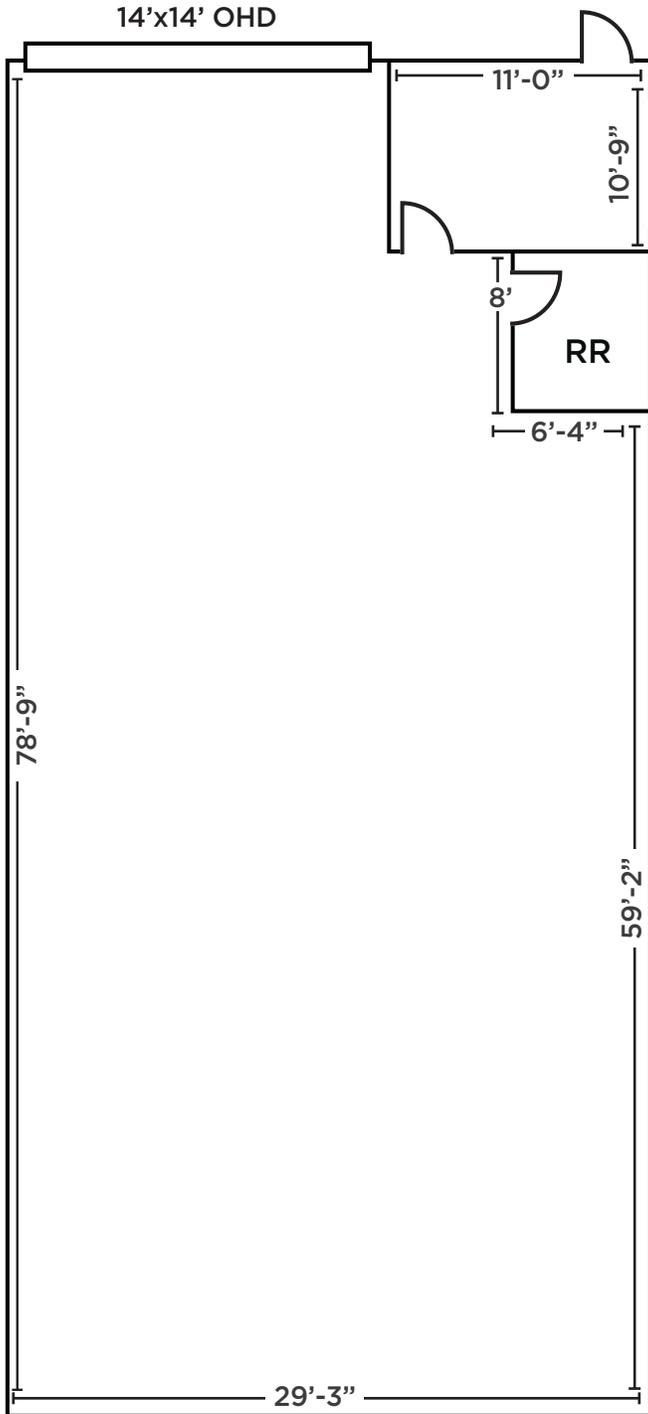
This commercial complex provides easy access to I-25 and is professionally managed by Mountain & Plains Property Management. The association dues include water, sewer, trash, maintenance and snow removal.

PROPERTY FEATURES

Clear Height:	17'-20'
YOC:	1999
Loading:	14'x14' OHD per unit
Sprinklered:	Yes

FLOOR PLAN

UNIT 30





INDUSTRIAL FLEX SPACE FOR LEASE OR SALE

2649 EAST MULBERRY STREET

UNIT 30 | FORT COLLINS, COLORADO 80524



For more information, please contact:

JASON ELLS, CCIM
 Senior Director
 +1 970 231 7513
 jason.ells@cushwake.com

772 Whalers Way, Suite 200
 Fort Collins, Colorado 80525

T +1 970 776 3900
 F +1 970 267 7419

cushmanwakefield.com