

**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.

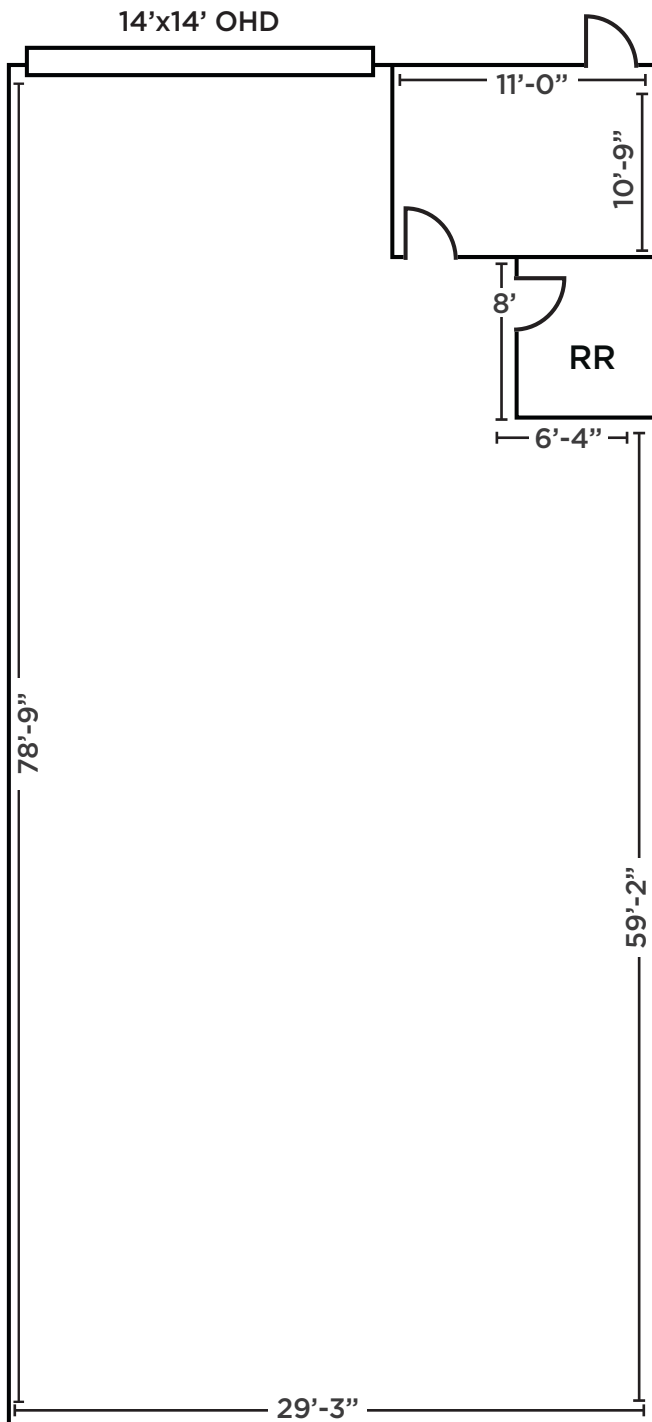
**PROPERTY FEATURES**

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



**FLOOR PLAN**

**UNIT 30**





**2649 EAST MULBERRY STREET****UNIT 30** | FORT COLLINS, COLORADO 80524

For more information, please contact:

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