



CUSHMAN &
WAKEFIELD

35,415 SF INDUSTRIAL BUILDING

SALE PRICE: \$5,667,000 (\$160/SF)

LEASE RATE: \$12.00/SF NNN

3713

CANAL DRIVE

FORT COLLINS, CO 80524



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FORT COLLINS, CO 80524

Cushman & Wakefield is pleased to present this prime industrial property located in Fort Collins, Colorado, offering 35,415 square feet of heavily equipped and functional light manufacturing space. Conveniently situated near HWY 14 and I-25, this well-maintained facility provides easy access to major transportation routes, ideal for manufacturing, distribution, or warehousing operations. The property features robust infrastructure, including high ceilings, loading docks, and ample power capacity. With proximity to key highways and a growing business community, this property offers excellent potential for a variety of industrial uses. This site has served as the state of the art facility for a prominent injection molding company since 1991.



PROPERTY FEATURES

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PROPERTY DETAILS



Lot Size 3.73 Acres



Total Size 35,415 SF



Year Built 1992



Addition Built 1999



Parking 48 Spaces



Clear Height 18' at Eaves
21' at Peak



Loading (3) Dock-High
(1) Drive-In



Heavy Power 3,000 AMP service to building. Industrial power distribution panels distributed throughout warehouse/manufacturing areas.



HVAC Production area and Warehouse have radiant heat and 8 swamp coolers



Air Compression Distributed throughout the warehouse



Crane 3-ton bridge crane (72' span width x 150' length)



Flooring 6" reinforced concrete flooring in the production area

SITE PLAN

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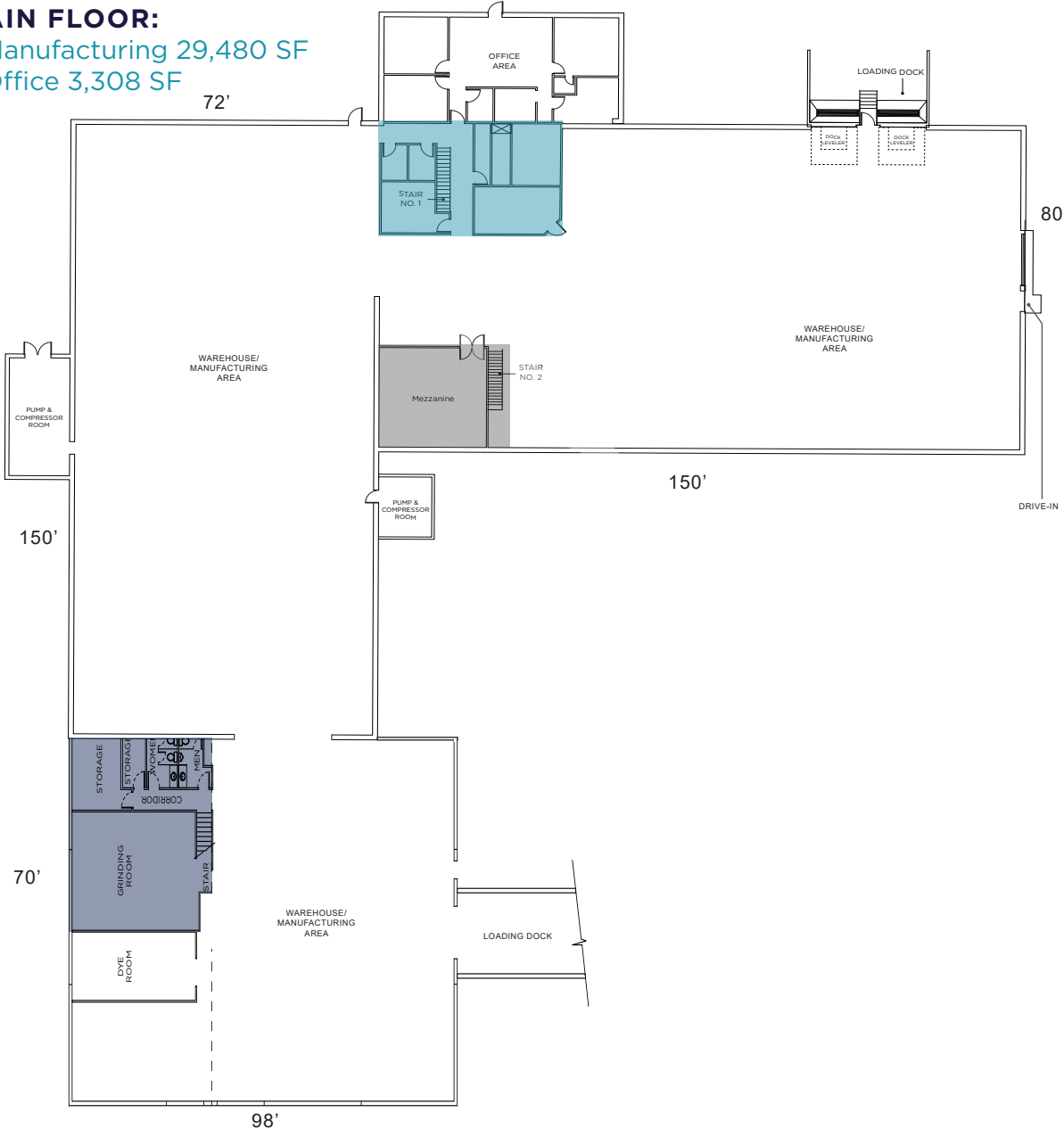


BUILDING PLANS

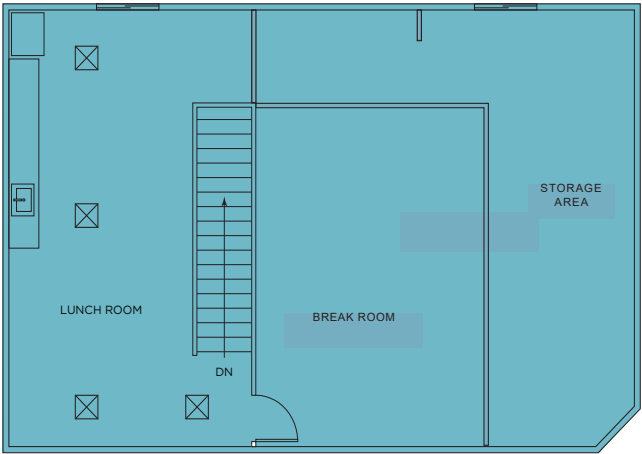
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MAIN FLOOR:
Manufacturing 29,480 SF
Office 3,308 SF



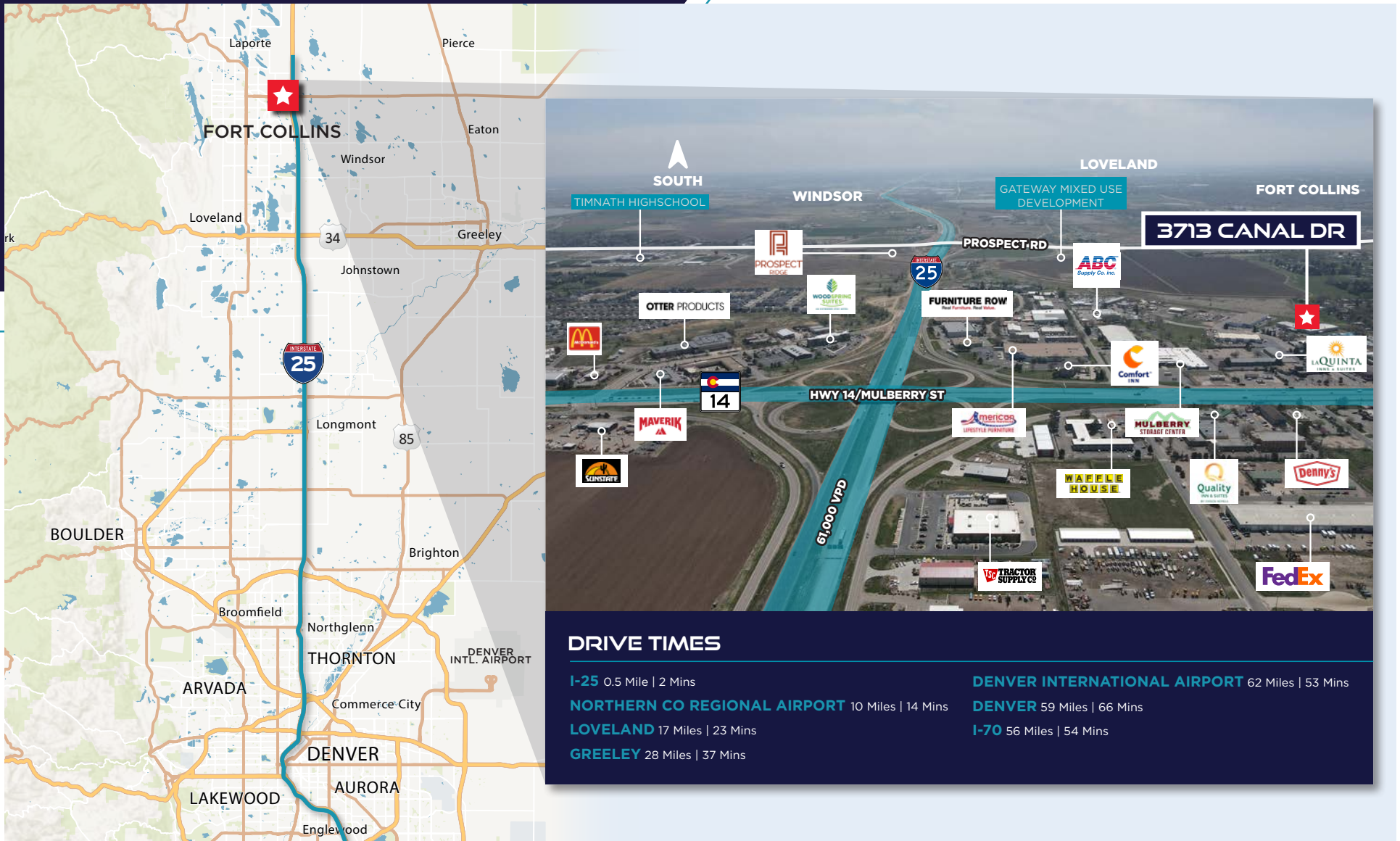
Mezzanine 2,627 SF



LOCATION & MARKET OVERVIEW

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