

1101 ACADEMY CT 5

FORT COLLINS, CO 80524



FOR SALE OR LEASE



CUSHMAN & WAKEFIELD

PROPERTY PROFILE

LEASE RATE: \$12.50/SF NNN | EST. NNN EXPENSES: \$5.83/SF
SALE PRICE: \$1,363,050 (\$225/SF)



6,058 SF
CONDO SF



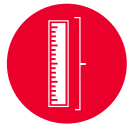
2000
YEAR BUILT



1 - 14'X14'
OHD



50 X 50
OFFICE/SHOWROOM DIMENSIONS



75 X 50
WAREHOUSE DIMENSIONS



I - INDUSTRIAL DISTRICT
ZONING - TOWN OF FORT COLLINS



120/208V 3 PHASE
225 AMP X2
POWER



FULL HVAC
OFFICE/SHOWROOM CLIMATE



GAS HEATERS
WAREHOUSE CLIMATE



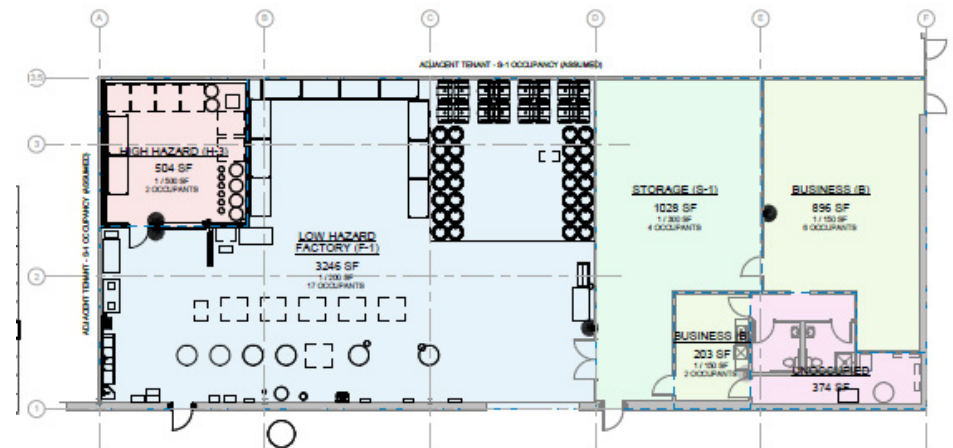
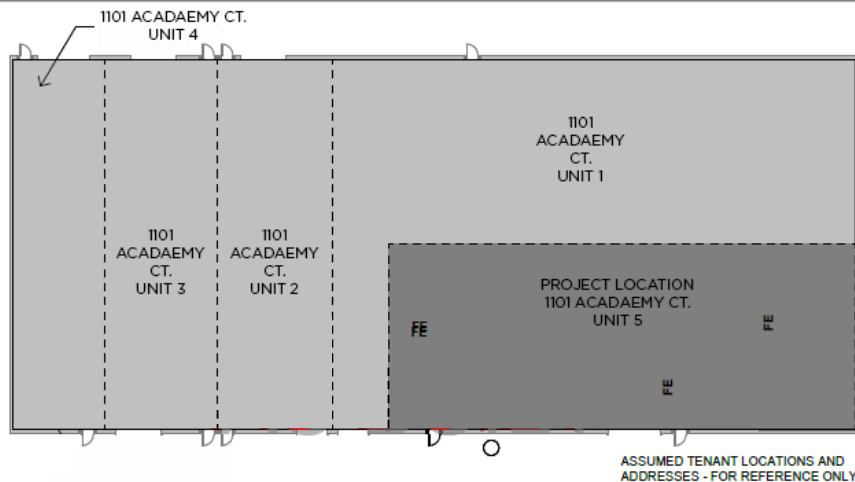
FLOOR DRAINS



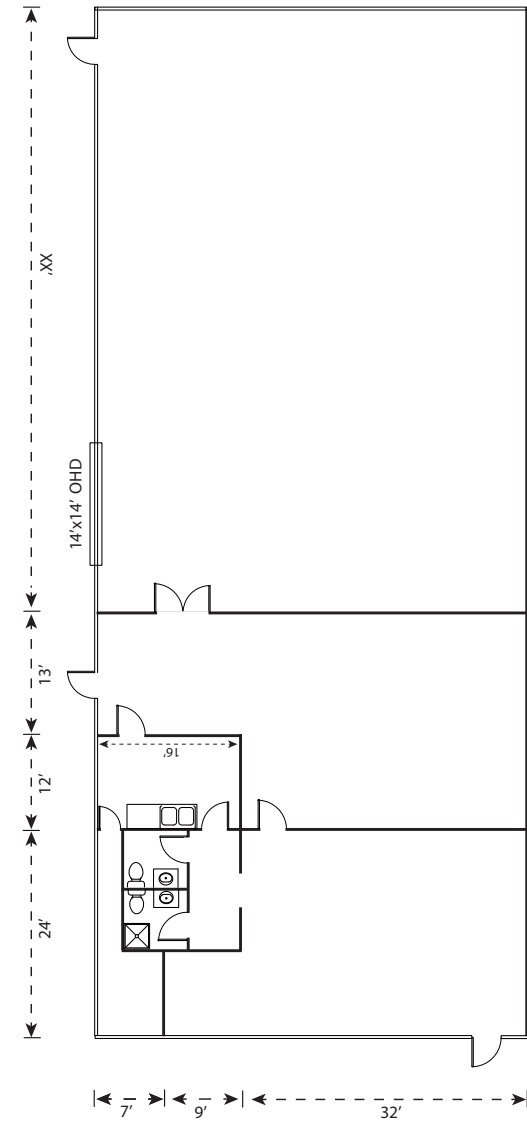
H-3 ROOM
CAN STORE
FLAMMABLE LIQUIDS



**UPGRADED
SPRINKLER SYSTEM**



PROPERTY FLOOR PLAN



PROPERTY PHOTOS



LOCATION MAP



DEMOGRAPHICS



172,581
2024 POPULATION



70,117
2024 HOUSEHOLDS (HH)



\$115,235
AVERAGE
HH INCOME



7,132
BUSINESSES

DRIVE TIMES

Old Town	5 Minutes
I-25	10 Minutes

Source: ESRI

1101 Academy Ct 5

1101

ACADEMY CT 5

FORT COLLINS, CO 80524



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