



FOR LEASE

4562 DENROSE COURT, UNIT 2

Fort Collins, Colorado 80524

INDUSTRIAL / FLEX CONDO FOR LEASE

Lease Rate: \$12.00/SF NNN

NNN (2024): \$6.00/SF

4562 Denrose Court, Unit 2 is a 2,251 square foot industrial/flex space featuring four offices, a restroom, and a kitchenette. The unit is equipped with 200 amp, 3-phase power and includes one 10' x 10' overhead door in the warehouse. The property is located near the southeast corner of E. Mulberry Street and I-25, providing easy access throughout Northern Colorado.

Please see reverse for aerial and floorplan.

PROPERTY FEATURES

Building Size 13,440 SF

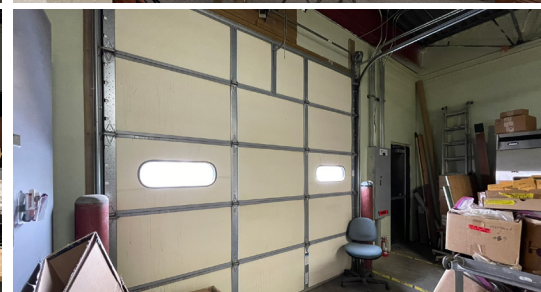
Available Size 2,251 SF (Unit 2)

Loading 10' x 10' Overhead door

Clear Height 12'

YOC 2003

Zoning General Commercial (CG)

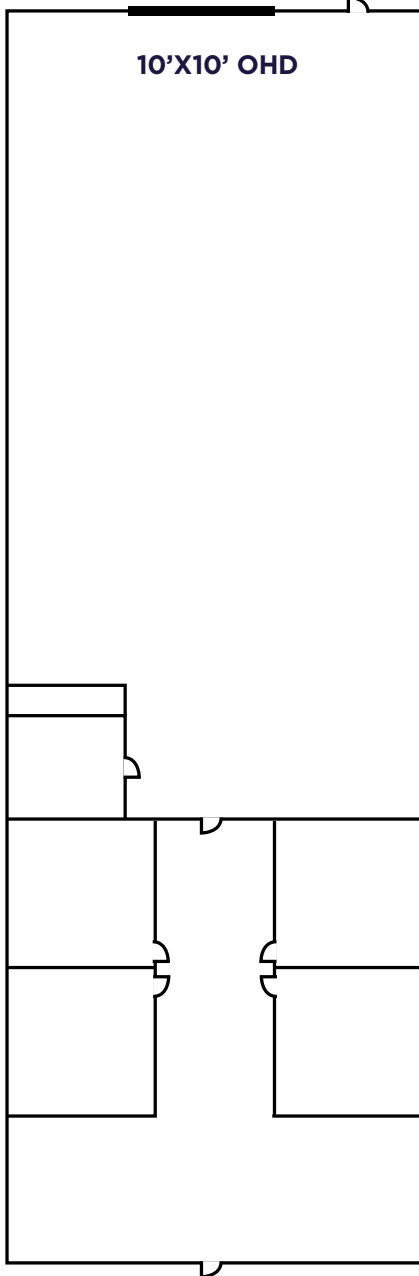


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UNIT 2

10'X10' OHD



For more information, please contact:

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