

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.

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)



Please see reverse for aerial and floorplan.





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For more information, please contact:

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