

FOR SALE OR LEASE

# 301 COMMERCE DRIVE FORT COLLINS, CO 80524

SELLER FINANCING AVAILABLE

SALE PRICE: \$1,425,000 (\$190/SF)  
LEASE RATE: \$13.00/SF NNN | NNN (EST.) \$4.69/SF



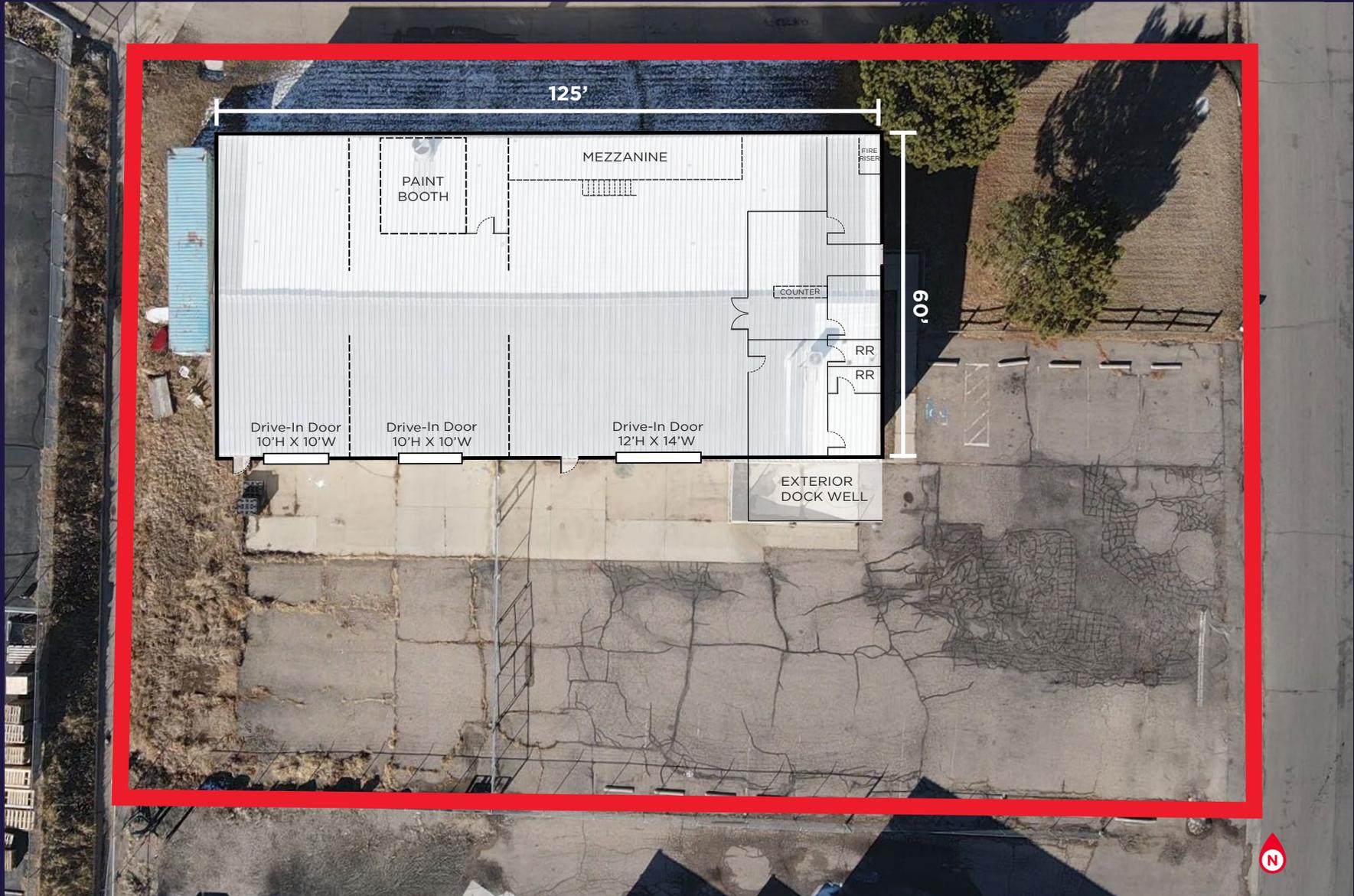


## // PROPERTY FEATURES

<b>Building Size</b>	7,500 SF Warehouse Additional 600 SF of Mezzanine
<b>Building Dimensions</b>	60' x 125'
<b>Land Size</b>	0.73 Acres (31,798.80 SF)
<b>Fenced Yard</b>	5,000 SF
<b>Year Built</b>	1984
<b>Construction Type</b>	Steel Metal Frame
<b>Clear Height</b>	14' - 18'
<b>HVAC</b>	Office—Complete HVAC
<b>Zoning</b>	<a href="#">I-Industrial</a>
<b>Loading</b>	(2) 10' x 10' Overhead Doors (1) 12' x 14' Overhead Door (1) Exterior Dock

Nestled at 301 Commerce Dr in North Fort Collins, an exciting 7,500 SF flex/warehouse opportunity awaits. Boasting proximity to Old Town's bustling amenities, this location offers unparalleled convenience and visibility for businesses. Whether you're in automotive, warehouse, or production, this versatile space is tailored to suit your needs. It features 14'-18' clear height, three overhead doors, one exterior dock, and 5,000 square feet of fenced yard. For further details, don't hesitate to contact the listing brokers and seize this exceptional opportunity.

# // PROPERTY FLOORPLAN



# // GALLERY





**CONTACTS:**

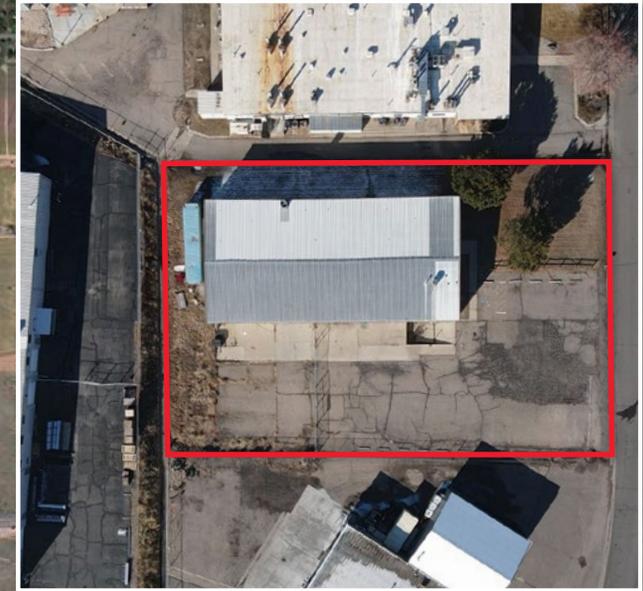
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**DRIVE TIMES**

I-25	5 minutes
Old Town	5 minutes
Harmony Road	15 minutes



LEMAY AVE.



RIVERSIDE AVE.

LINCOLN AVE.

14

MULBERRY ST.



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