AVAILABLE FOR LEASE



## **2649 EAST MULBERRY STREET**

UNIT 23 | FORT COLLINS, COLORADO 80524

MULBERRY COMMERCIAL PARK



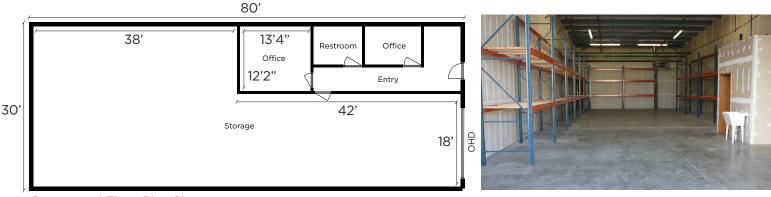
## 2,400 SF INDUSTRIAL/FLEX SPACE FOR LEASE \$13.00/SF NNN | Est. NNN: \$6.22/SF

This 2,400 square foot space includes an open warehouse, office space, and private restrooms. The unit is equipped with 200 amps of 3-phase power, a 14-foot overhead door, and ample parking. The property offers easy access to Highway 14 (Mulberry Street) and I-25. Please contact the listing broker for more information.

### **PROPERTY FEATURES**

2,400 SF	Loading	(1) 12' × 14'
-	Year Built	Overhead Door 1999
200 Amps 3-Phase	Sprinklered	Yes
	200 Amps	IL, Industrial Light (Larimer County) Year Built 200 Amps Sprinklered

Clear Height 17' - 20'



\*Conceptual Floor Plan Shown

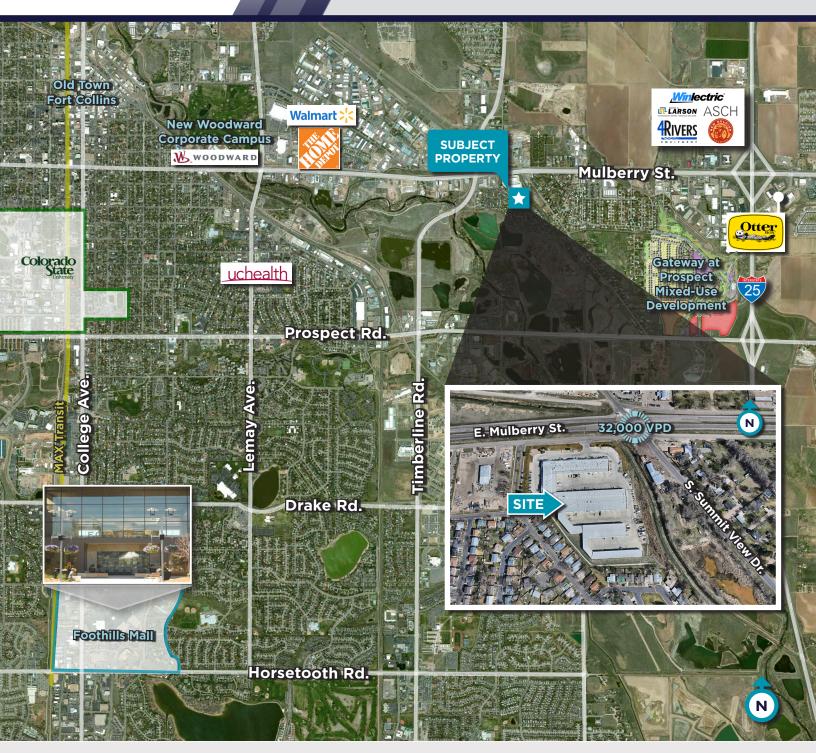
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For more information, please contact:

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