AVAILABLE FOR LEASE

1709 HEATH PARKWAY

FORT COLLINS, CO 80524

CUSHMAN & WAKEFIELD | Soukup

7,425 SF WAREHOUSE AVAILABLE

LEASE PRICE: $10.00/SF NNN | NNN'S: $4.04/SF

1709 Heath Parkway features a spacious 7,425 SF industrial warehouse facility. Located only minutes from the amenities of Old Town, this is an excellent location ideal for any flex/warehouse or industrial. Contact the listing brokers for more information on this great opportunity.

Property Highlights

- NNN expenses of $4.04/SF
- On-site parking
- Two overhead doors
- Building signage
- Easy access to Mulberry Street and I-25
- Close proximity to Old Town Fort Collins

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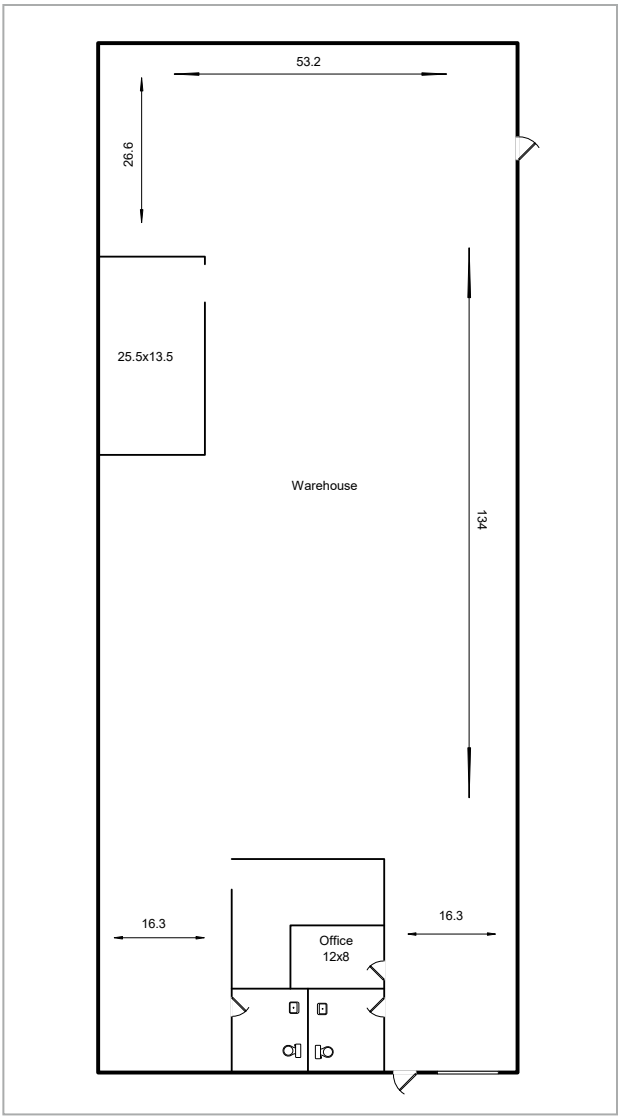
Warehouse

- 7,425 SF
- 3 Phase
- 200 amp (2-100 Amp Panel)
- 208/108 Service
- Sprinkled
- Two 10’ x 12’ Overhead Doors



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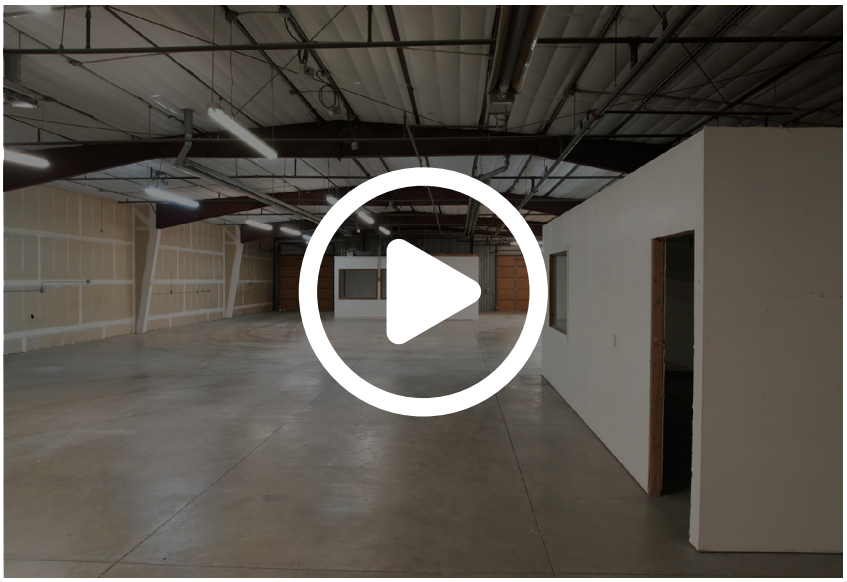
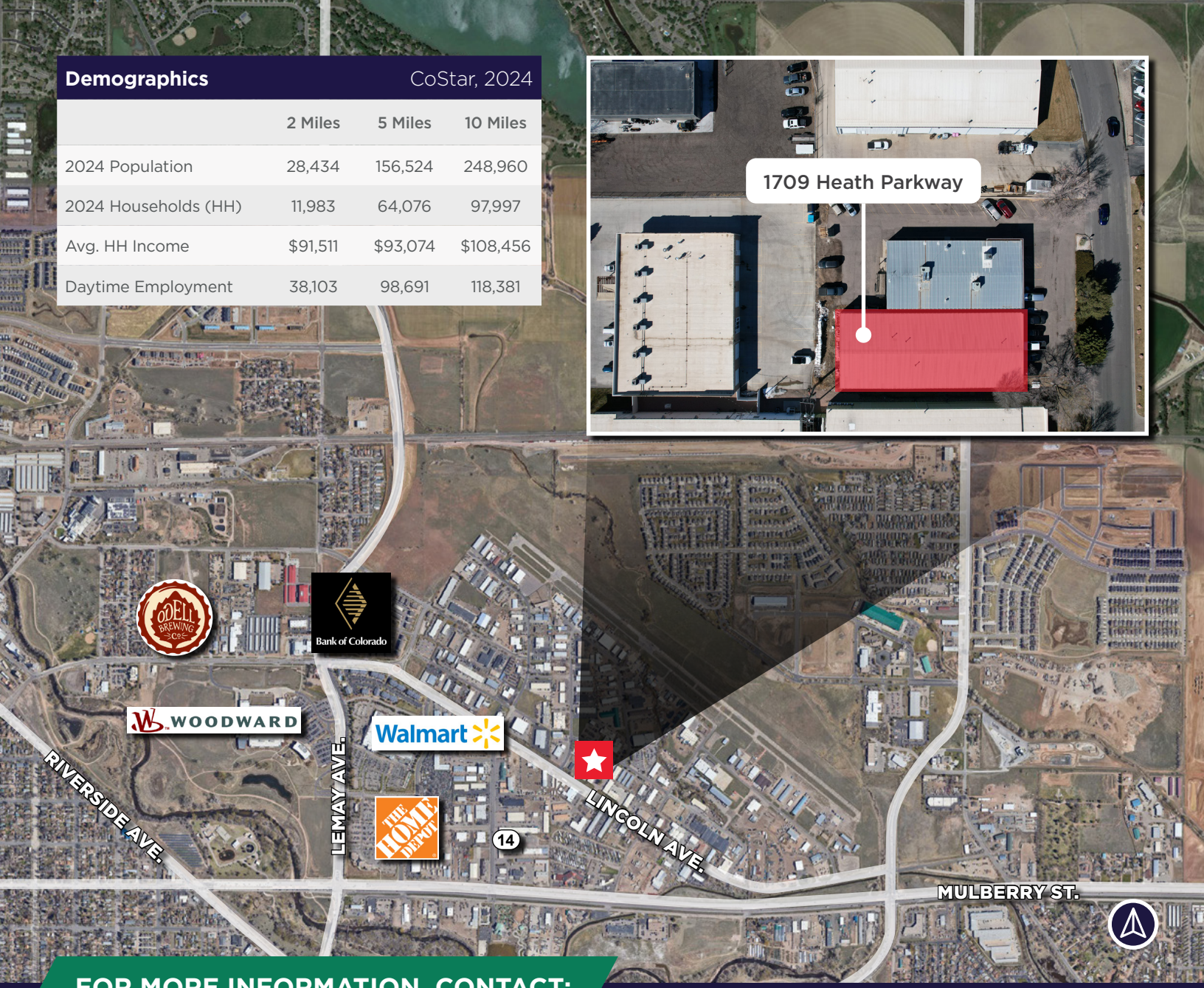


Demographics	CoStar, 2024		
	2 Miles	5 Miles	10 Miles
2024 Population	28,434	156,524	248,960
2024 Households (HH)	11,983	64,076	97,997
Avg. HH Income	$91,511	$93,074	$108,456
Daytime Employment	38,103	98,691	118,381



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