



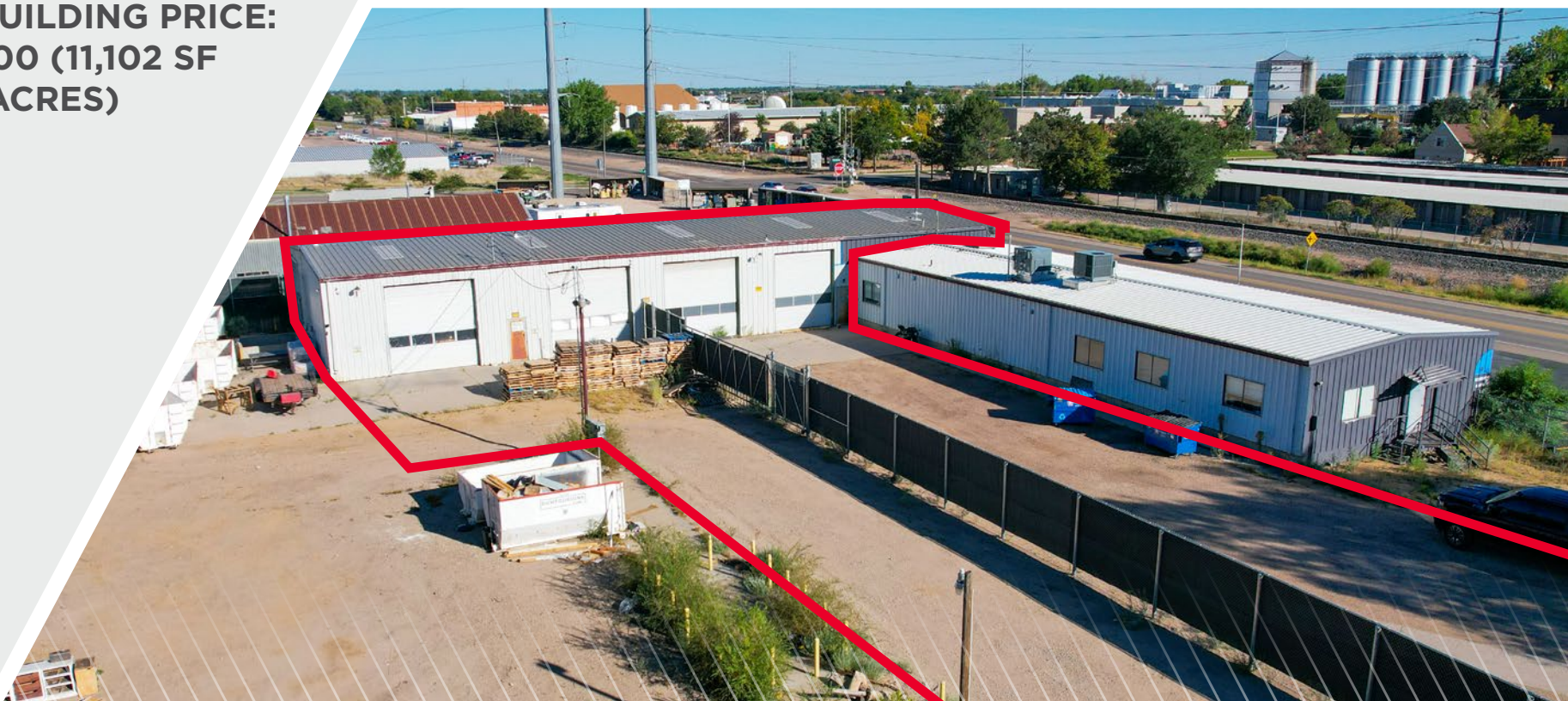
INDUSTRIAL/FLEX FOR SALE OR LEASE

500 East Vine Drive, #100

Fort Collins, Colorado 80524

**6,225 SF AVAILABLE FOR
LEASE W/ YARD**

**ENTIRE BUILDING PRICE:
\$2,500,000 (11,102 SF
ON ±2.9 ACRES)**



PROPERTY OVERVIEW

Located on the north side of Vine Drive just east of North College Avenue, this property is in a prime area with current and future redevelopment activity.

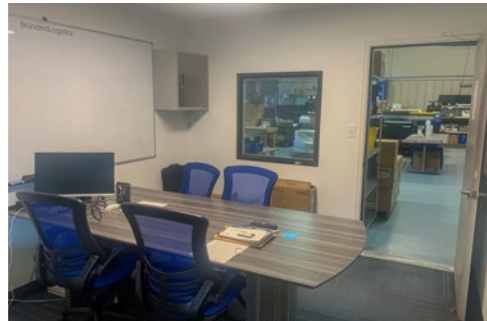
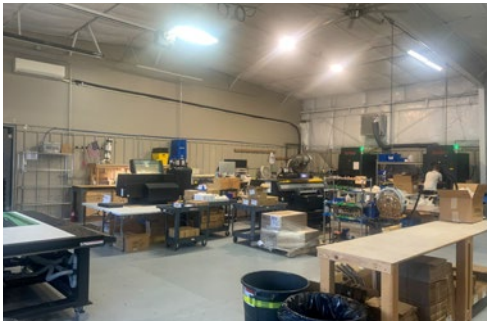
Space Available: 6,225 SF w/ Yard

Clear Height: 16'-18'

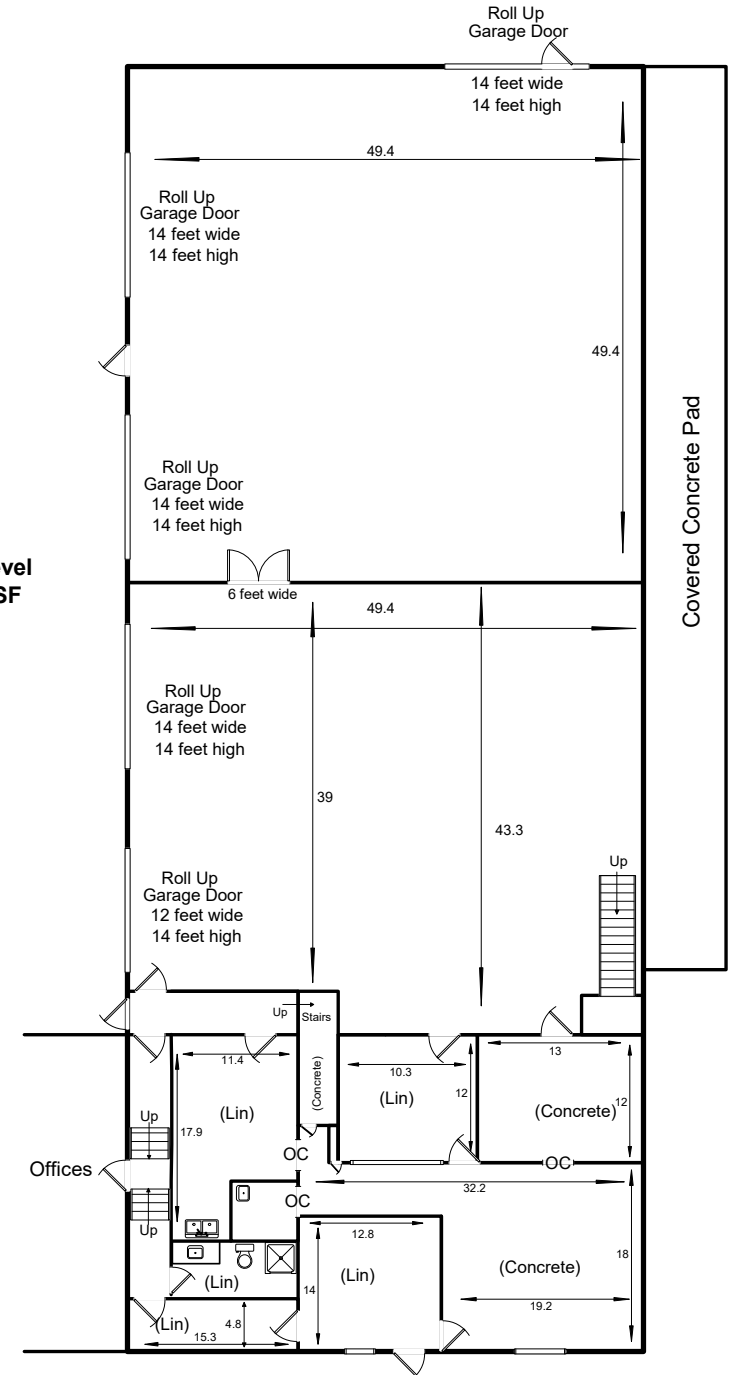
Lease Rate: ~~\$12.00 - \$14.00/SF NNN~~ \$10.00/SF NNN

Estimated NNN: \$5.75/SF

Entire Building Sale Price: \$2,500,000 (11,102 SF on ±2.9 Acres)



**MainLevel
6,225 SF**



5 OVERHEAD DOORS



CONTACT

AKI PALMER
Executive Managing Director
+1 970 267 7727
aki.palmer@cushwake.com

COLE VANMEVEREN
Senior Director
+1 970 219 3802
cole.vanmeveren@cushwake.com

772 Whalers Way, Suite 200
Fort Collins, CO 80525
+1 970 776 3900
cushmanwakefield.com

