

FOR LEASE

394 DELOZIER DRIVE UNIT 2 FORT COLLINS, CO 80524



LEASE RATE: \$12.00/SF NNN | NNN (EST.) \$4.10/SF





// PROPERTY FEATURES

Building Size	13,881 SF
Unit Size	2,489 SF
YOC	1980
Remodeled	2000
Clear Height	15.5'-17.5'
Power	3-phase, 220v
Loading	14'x14' OHD
Zoning	CC - Commercial Corridor

Discover an exceptional industrial space at 394 Delozier Drive, Unit 2, Fort Collins, CO. This 2,489 SF warehouse features one overhead door, providing easy access for loading and operations. Located just three minutes from I-25 and right off Mulberry Street, this property offers unparalleled convenience for businesses needing efficient transportation and logistics. Ideal for a wide range of industrial uses, this versatile space is perfect for storage, distribution, light manufacturing, or workshop needs. Don't miss this opportunity to secure a well-located warehouse in a thriving business area.

// PROPERTY FLOORPLAN



// GALLERY





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