

FOR LEASE

2246 ZURICH DRIVE

FORT COLLINS, CO 80524

PRICE REDUCTION

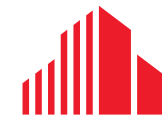


NEWLY CONSTRUCTED INDUSTRIAL BUILDING

LEASE RATE: \$13/SF NNN

IMMEDIATE OCCUPANCY

TWO (2) 7,500 SF UNITS FOR LEASE



**CUSHMAN &
WAKEFIELD**

PROPERTY FEATURES



2246 Zurich Drive is the premier industrial building in Northern Colorado. The units are available for immediate occupancy and each unit includes office space, 12' x 14' overhead doors, and private restrooms. Please contact the listing brokers for more information.



42,800 SF
BUILDING SIZE

Two (2) 7,500 SF Units
AVAILABLE SIZE

(16) 12' x 14' OVERHEAD DOORS
LOADING

\$13/SF NNN
LEASE RATE

\$5.85/SF
NNN (EST.)

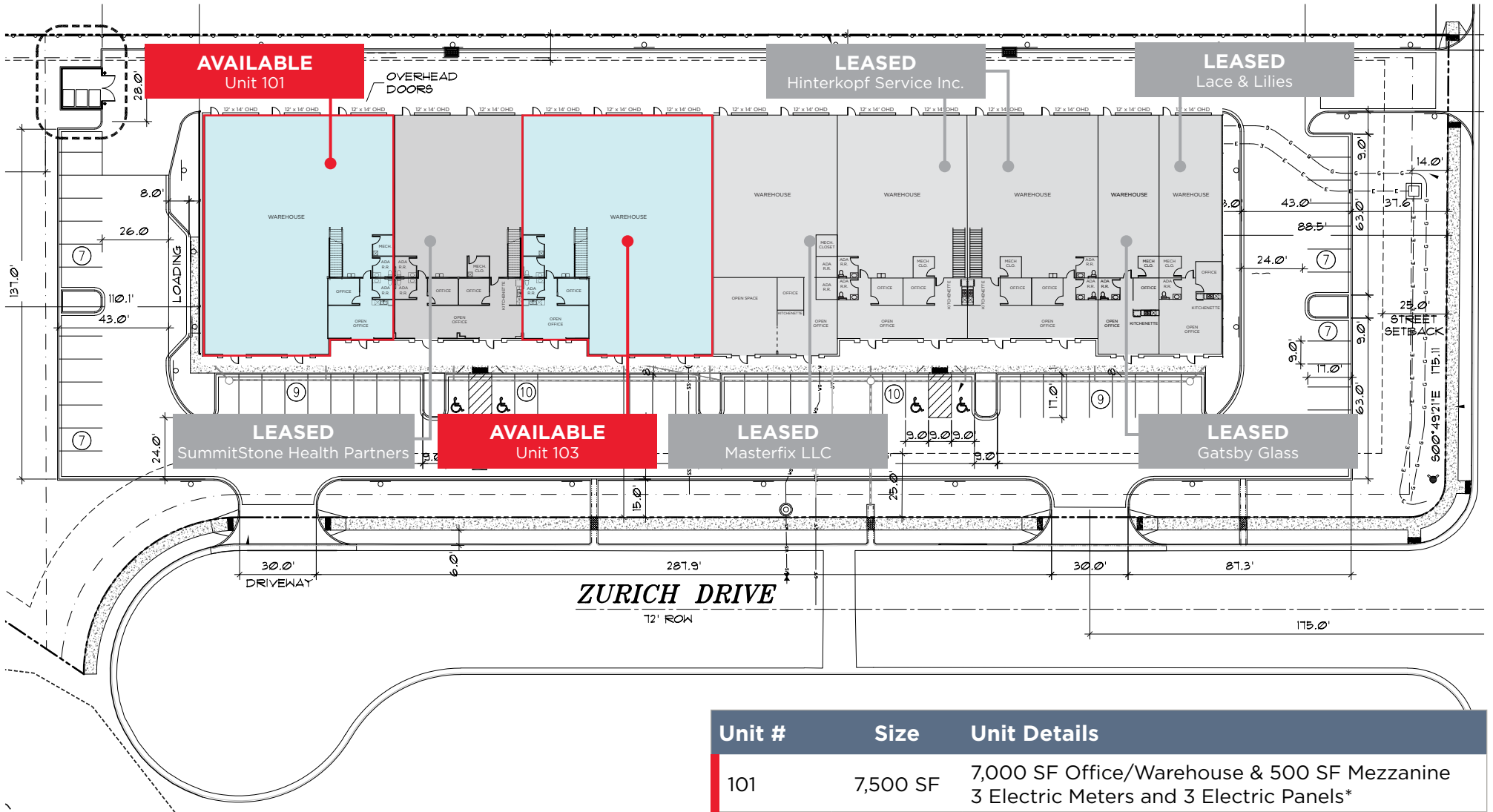
1,500 Amps, 3-Phase
POWER

16' - 24'
CLEAR HEIGHT

66 Spaces
OFF-STREET PARKING

Ample
ON-STREET PARKING

SITE PLAN



Unit #	Size	Unit Details
101	7,500 SF	7,000 SF Office/Warehouse & 500 SF Mezzanine 3 Electric Meters and 3 Electric Panels*
103	7,500 SF	7,000 SF Office/Warehouse & 500 SF Mezzanine

*Due to the ability to support high power needs, the lease rate for Unit 101 will be an additional \$1.50/SF.

PROJECT OVERVIEW



PROPERTY PHOTOS



FOR LEASE

2246 ZURICH DRIVE

FORT COLLINS, CO 80524

Demographics	CoStar, 2024		
	1 Mile	3 Miles	5 Miles
2024 Population (Pop.)	5,875	59,766	140,331
2029 Pop. Projection	6,389	63,230	148,731
2024 Households (HH)	2,136	24,008	57,196
Avg HH Income	\$85,845	\$93,987	\$91,218

MONTAVA DEVELOPMENT
2,310 UNITS

Richards Lake Rd.



CONTACT

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MOUNTAIN VISTA DEVELOPMENT
1,085 UNITS

MOSAIC DEVELOPMENT
530 UNITS

NORTHFIELD DEVELOPMENT
375 UNITS

SUBJECT PROPERTY

BLOOM DEVELOPMENT
±1,600-2,000 DU'S (PLANNED)

Downtown Fort Collins

