

FOR SUBLEASE

2508 ZURICH DRIVE, UNIT 1

FORT COLLINS, CO 80524



SUBLEASE RATE: \$13.79/SF NNN

SUBLEASE TERM: THROUGH OCTOBER 2028

3,040 SF AVAILABLE



PROPERTY FEATURES

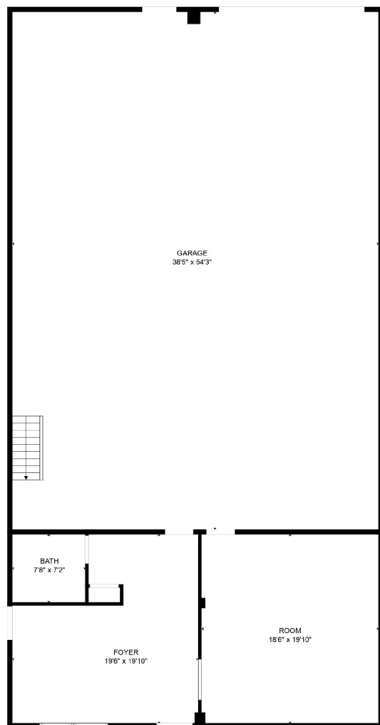
Versatile Industrial Space for Sublease - Prime Fort Collins Location

This 3,040 SF industrial space is located in one of Fort Collins' most sought-after industrial corridors - minutes from downtown Fort Collins and Interstate 25. This well-maintained facility features durable cinder block construction, a 14-foot overhead door for easy loading and unloading, and a mezzanine level offering valuable storage above the built-out office area. Ideal property for a variety of light industrial, warehousing, or service uses.

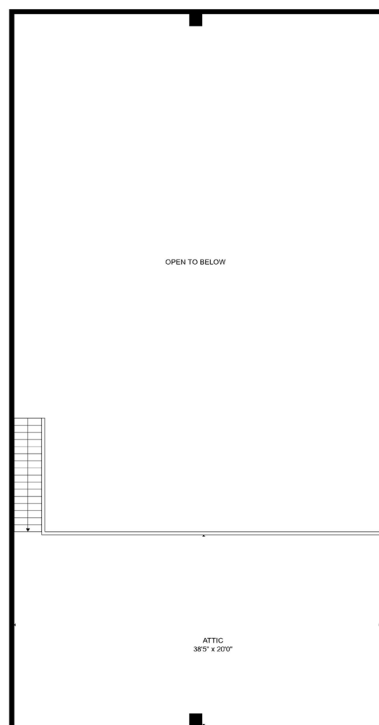
Property Highlights

- 14' Overhead Door
- 2nd Floor Mezzanine Storage
- Cinder blocks for durability

FIRST FLOOR



SECOND FLOOR



[VIEW FLOORPLAN](#)



ABOUT FORT COLLINS

4TH LARGEST CITY IN COLORADO

Fort Collins, one of the healthiest cities in the U.S., boasts award winning schools, beautiful outdoor facilities, and a flourishing arts scene. Additionally, residents can visit any of the unique breweries, shops and restaurants located in the area.

The Fort Collins economy has a mix of manufacturing and service-related businesses. Many high-tech companies have relocated to Fort Collins because of the resources of Colorado State University and its research facilities.

Fort Collins is also home to many small businesses and entrepreneurial ventures. The Larimer Small Business Development Center helps small businesses in the area get started and become profitable while the Northern Colorado Economic Alliance attracts business while stimulating relevant economic opportunity and job growth for the region.

Other factors that attribute to the entrepreneurial climate of Fort Collins are Colorado State University's College of Business and its Institute for Entrepreneurship Center and the Rocky Mountain Innosphere, helping new clean energy, technology, and scientific startup companies get started.

Source: choosecolorado.com

KEY INDUSTRY CLUSTERS



2508 ZURICH DRIVE, UNIT 1 | FORT COLLINS, CO

DEMOGRAPHIC HIGHLIGHTS

Fort Collins Region
Source: Esri.



Total Population (2024)

172,581



Total Households

70,117



Median Household Income

\$85,166



Median Age

32.8



Total Employees

101,363



Total Square Miles

58.47

FOR LEASE

2508 ZURICH DRIVE

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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

CONTACT

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SUBJECT PROPERTY



**MONTAVA
DEVELOPMENT**
2,310 UNITS



**MOUNTAIN VISTA
DEVELOPMENT**
1,085 UNITS

**MOSAIC
DEVELOPMENT**
530 UNITS

BLOOM

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

