

AVAILABLE FOR LEASE

1212 RIVERSIDE AVE.

FORT COLLINS, COLORADO 80524



3 MONTHS FREE RENT

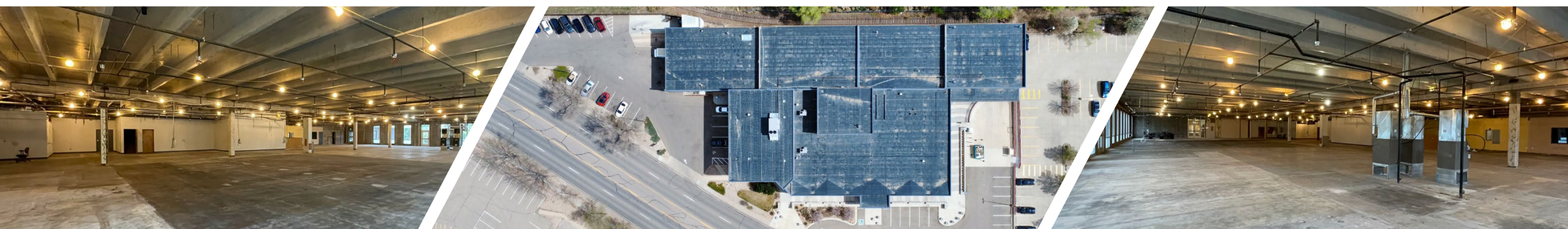
10,405 SF AVAILABLE

LEASE RATE: \$11.00-\$13.00/SF NNN
NNN: \$3.50/SF

POTENTIAL USES

RESEARCH SHOWROOM
MANUFACTURING OFFICE/RETAIL

1212 Riverside Avenue is located just east of downtown Fort Collins and just west of I-25. This building is a functional, open plan with many uses, affordable, and close to numerous amenities. Recent renovations amplify the prominent visibility and establish this building to be a distinguished Fort Collins address. With the modern addition of high ceilings with exposed metal deck and HVAC, new windows offering 2nd level views of the Poudre River, downtown Fort Collins and the Front Range mountains, and cutting-edge materials, you will want to be a part of this exciting opportunity. This property is located on Riverside Avenue near the intersection of Lemay Avenue and Riverside Avenue.



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Conceptual Floor Plans



BUILDING SIZE	42,189 SF
SITE SIZE	92,296 SF
AVAILABLE	10,405 Total SF
DIVISIBLE	2,182 SF
YOC/YOR	1974/2020
PARKING SPACES	33 + Over 200 spaces of overflow parking next door and across the street
ZONING	Industrial District
RAIL SERVED	Rail spur
POWER	277/480 Volts, 1,200 Amps
WATER TAP	2 Inch
LOADING DOCK	Yes

TENANT 1 SECOND FLOOR
1,809 SF

30'
20'
27.7' Utilities

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FOR MORE INFORMATION, PLEASE CONTACT:

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