STANDALONE INDUSTRIAL BUILDING FOR LEASE 225 COMMERCE DRIVE FORT COLLINS, CO 80524



225 COMMERCE DRIVE Fort Collins, CO 80524

PROPERTY HIGHLIGHTS

Welcome to 225 Commerce Drive, this industrial property is located in the heart of the Fort Collins Industrial Park. This 24,594 SF freestanding warehouse sits on 1.45 acres, offering a rare combination of size, functionality, and location. Built in 1976, the building features a single-story layout with package heating and cooling systems, ideal for a wide range of industrial or flex uses.

Strategically positioned just minutes from Old Town Fort Collins, the site provides excellent access to major transportation routes and a wealth of nearby amenities. Zoned Industrial (I), the property supports a variety of business operations, making it a versatile opportunity for the right Tenant.

PROPERTY FEATURES Available Size: 24.594 SF Site Size: 1.45 AC (63,162 SF) **TI Allowance:** Negotiable for Qualified Tenant Zoning: Industrial Light Power: 2,000 amp, 480/277v, 3p **Building Height:** 18' Existing lab infrastructure includes Lab Infrastructure: hoods, lab benches, cold storage, walk-in coolers, etc. YOC/YOR: 1976/1991 Monument & Building Signage: 85 Spaces Parking: Lease Rate "As Is": \$6.75/SF NNN Estimated NNN: \$5.50/SF



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Webster.Ct

Lincoln Ave

Webster Ave.

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225 Commerce Dr

Fort Collins

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2 Miles 28,697 5 Miles 155,827 10 Miles 247,081

2029 Pop. Projection



2 Miles 30,493 **5 Miles** 164,906 10 Miles 263,333

2024 Households (HH)



2 Miles 12,109 5 Miles 63,796 10 Miles 97,280

Avg. HH Income



FOR MORE INFORMATION, CONTACT:

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