



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

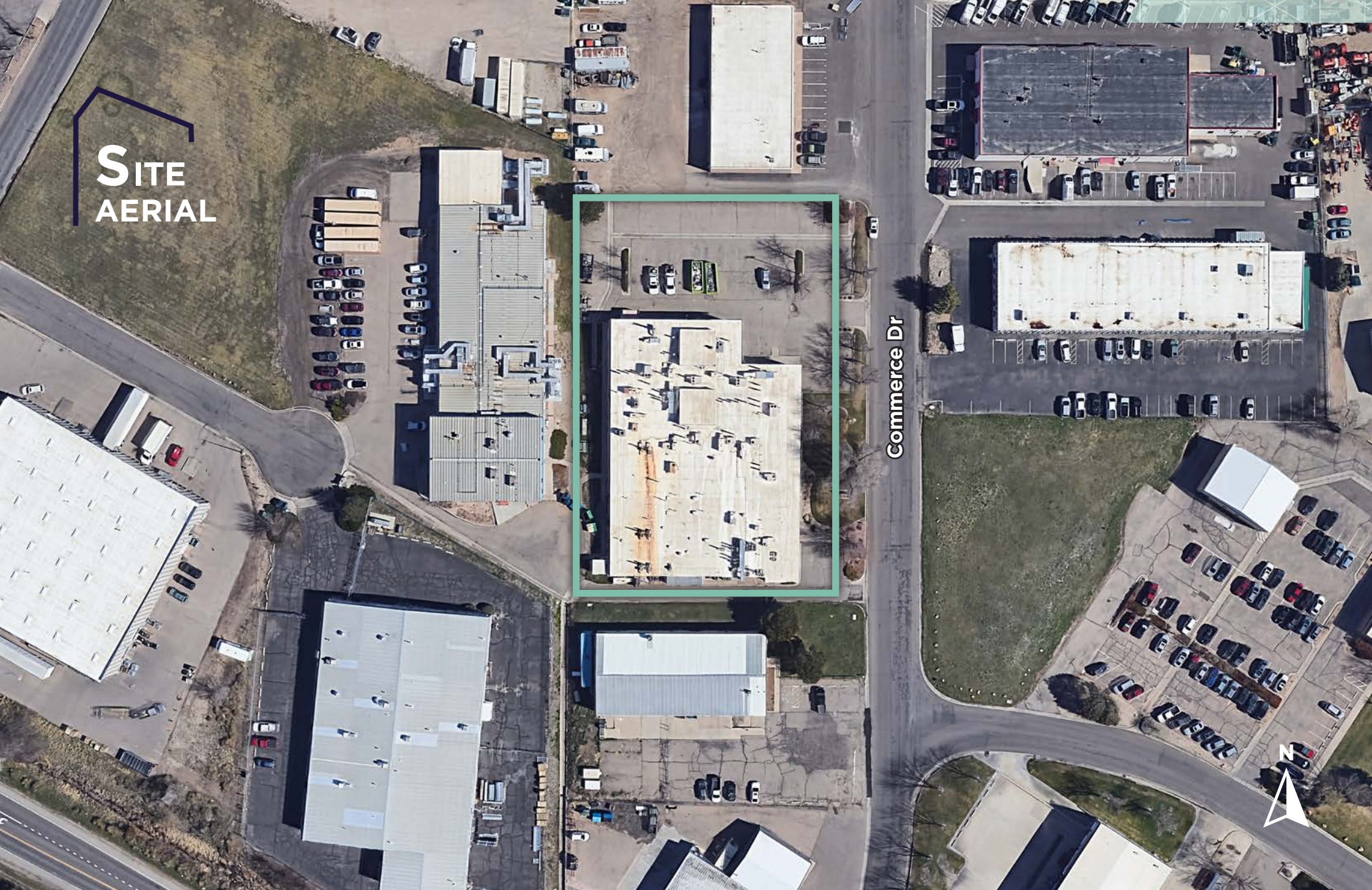
<b>Available Size:</b>	24,594 SF
<b>Site Size:</b>	1.45 AC (63,162 SF)
<b>TI Allowance:</b>	Negotiable for Qualified Tenant
<b>Zoning:</b>	Industrial Light
<b>Power:</b>	2,000 amp, 480/277v, 3p
<b>Building Height:</b>	18'
<b>Lab Infrastructure:</b>	Existing lab infrastructure includes hoods, lab benches, cold storage, walk-in coolers, etc.
<b>YOC/YOR:</b>	1976/1991
<b>Signage:</b>	Monument & Building
<b>Parking:</b>	85 Spaces
<b>Lease Rate "As Is":</b>	\$6.75/SF NNN
<b>Estimated NNN:</b>	\$5.50/SF



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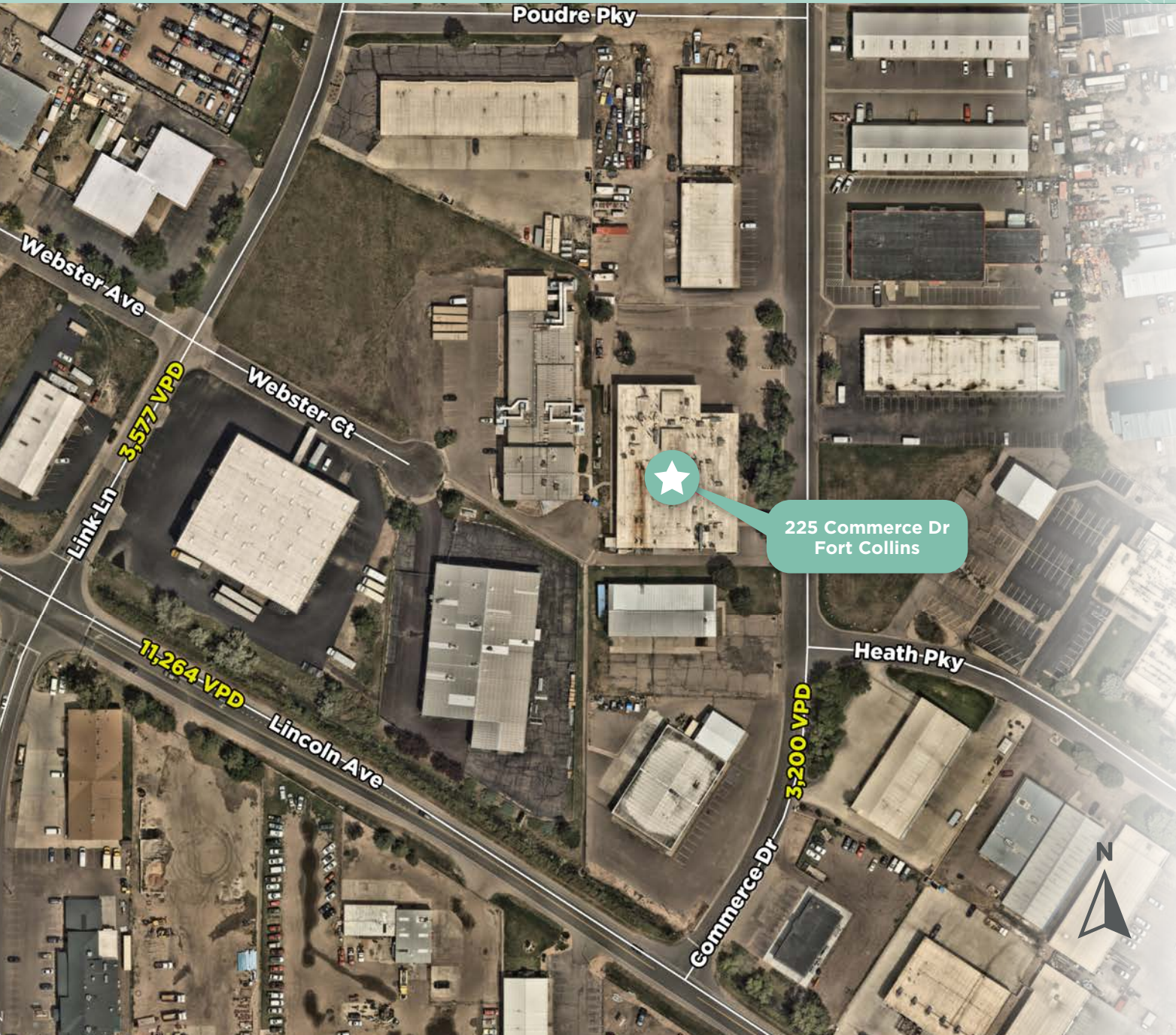
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**SITE  
AERIAL**



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225 Commerce Dr  
Fort Collins

## AMENITIES & DEMOGRAPHICS

**2024 Population (Pop.)**

	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**

	2 Miles	\$90,678
	5 Miles	\$92,819
	10 Miles	\$108,255



**FOR MORE INFORMATION, CONTACT:**

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