

FOR LEASE

2246 ZURICH DRIVE

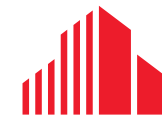
FORT COLLINS, CO 80524

PRICE REDUCTION



**NEWLY CONSTRUCTED INDUSTRIAL BUILDING
LEASE RATE: \$13.00/SF NNN**

**TWO (2) 2,375-7,500 SF UNITS
ONE (1) 4,850 SF UNIT**



**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.



Two (2) 2,375-7,500 SF Units

42,800 SF

BUILDING SIZE

One (1) 4,850 SF Unit

AVAILABLE SIZE

(16) 12' x 14' OHDs

LOADING

\$13.00/SF NNN

LEASE RATE

\$5.85/SF

NNN (EST.)

1,500 Amps, 3-Phase

POWER

16' - 24'

CLEAR HEIGHT

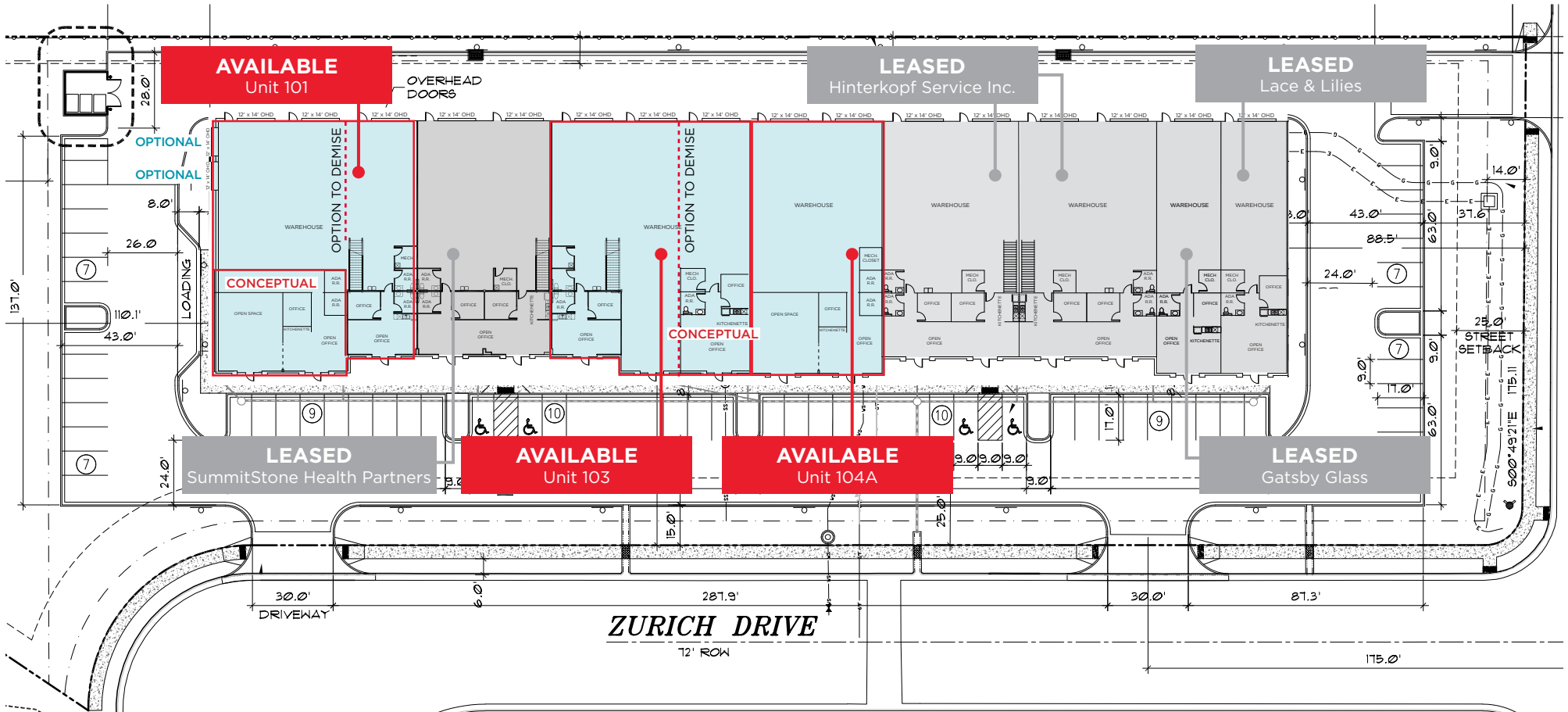
66 Spaces

OFF-STREET PARKING

Ample

ON-STREET PARKING

SITE PLAN



Unit #	Size	Unit Details
101	2,375-7,500 SF	Office/Warehouse & 500 SF Mezzanine 3 Electric Meters and 3 Electric Panels*
103	2,375-7,500 SF	Office/Warehouse & 500 SF Mezzanine
104A	4,850 SF	Office/Warehouse

*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, 2025		
	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

TRAVIS ACKERMAN

Executive Managing Director
+1 970 267 7720
travis.ackerman@cushwake.com

TY MASHEK

Senior Associate
+1 303 525 3125
ty.mashek@cushwake.com

772 Whalers Way, Suite 200
Fort Collins, Colorado 80525

T +1 970 776 3900
F +1 970 267 7419
cushmanwakefield.com



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

