

## **309 S. SUMMIT VIEW DRIVE**

FORT COLLINS, COLORADO 80524



# 1,500 - 4,500 SF INDUSTRIAL/FLEX CONDOS

**AVAILABLE FOR SALE OR LEASE** 

Flexible leasing options are available within this industrial complex, offering configurations to suit a variety of business needs. Each unit is equipped with 1-2 offices, private restroom and a 12'x12' overhead door, providing convenient access and efficient loading capabilities. This property is located in a Colorado Opportunity Zone.

UNIT	SIZE (SF)	LEASE RATE	NNN	SALE PRICE
9*	1,500	\$11.50/SF	\$5.63/SF	\$375,000
13*	1,500	\$11.50/SF	\$5.63/SF	\$375,000
14*	1,500	\$11.50/SF	\$5.63/SF	\$375,000

<sup>\*</sup>Units 9, 13 & 14 can be combined for 4,500 SF



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Office

11'0"

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900 SF Mezzanine Level (Shaded)

**UNIT 9** 

Restroom

12'x12' Overhead Door

17'0"

#### **FLOOR PLAN**

- Private offices, restrooms
- Mini split heat/cooling in office
- Structural mezzanine throughout much of the warehouse
- 12x12 OHD w/ Opener
- 3 Phase, 220v power

- 2 offices, restroom
- Base board heat
- Framed mezzanine as shown
- 12x12 OHD w/ opener
- 3 Phase, 220v power

#### **PROPERTY FEATURES**

Clear Height 14'

**YOC** 1999

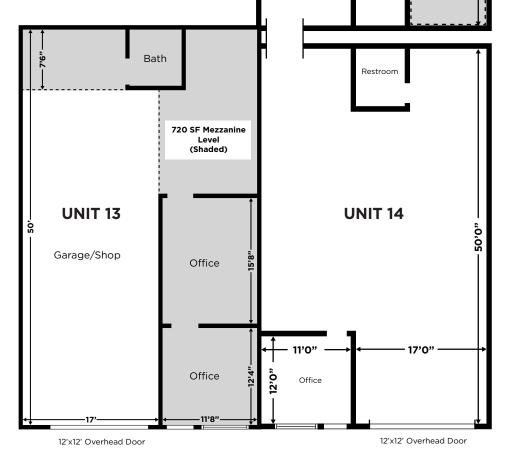
**Loading** (1) 12' x 12' OHD (per unit)

**Zoning** IL - Industrial Light







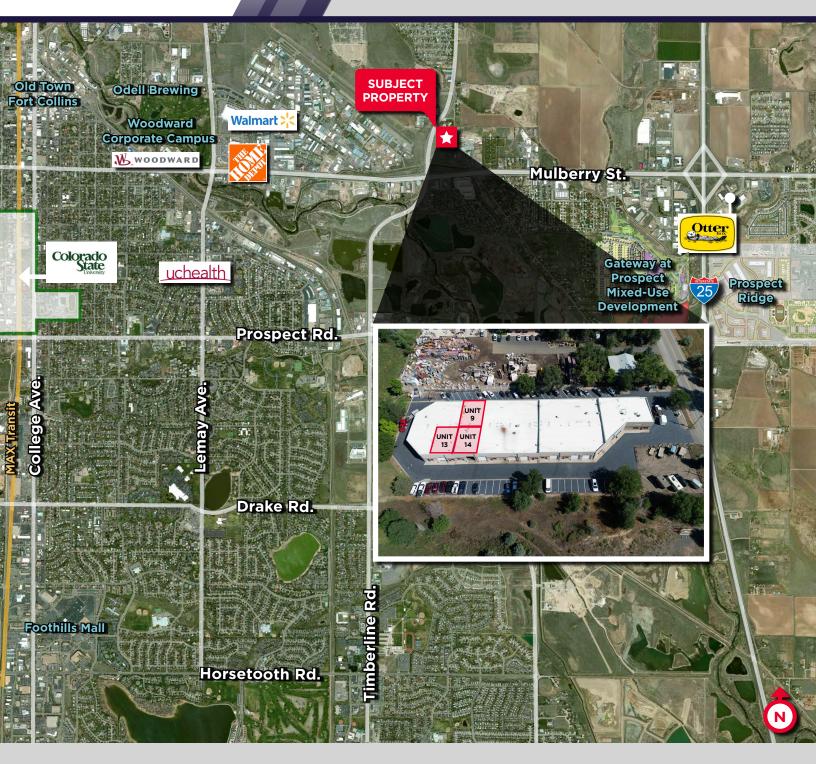






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For more information, please contact:

JASON ELLS, CCIM Senior Director

+1 970 231 7513 jason.ells@cushwake.com CHASE CHRISTENSEN Senior Associate

+1 970 217 6382

chase.christensen@cushwake.com

772 Whalers Way, Suite 200 Fort Collins, Colorado 80525

+1 970 776 3900

cushmanwakefield.com

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