

SUMMIT COMMERCIAL CENTER


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 a 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	\$6.71/SF	N/A
13*	1,500	\$11.50/SF	\$6.71/SF	\$375,000
14*	1,500	\$11.50/SF	\$6.71/SF	N/A
17	1,500	\$11.50/SF	\$6.71/SF	\$375,000

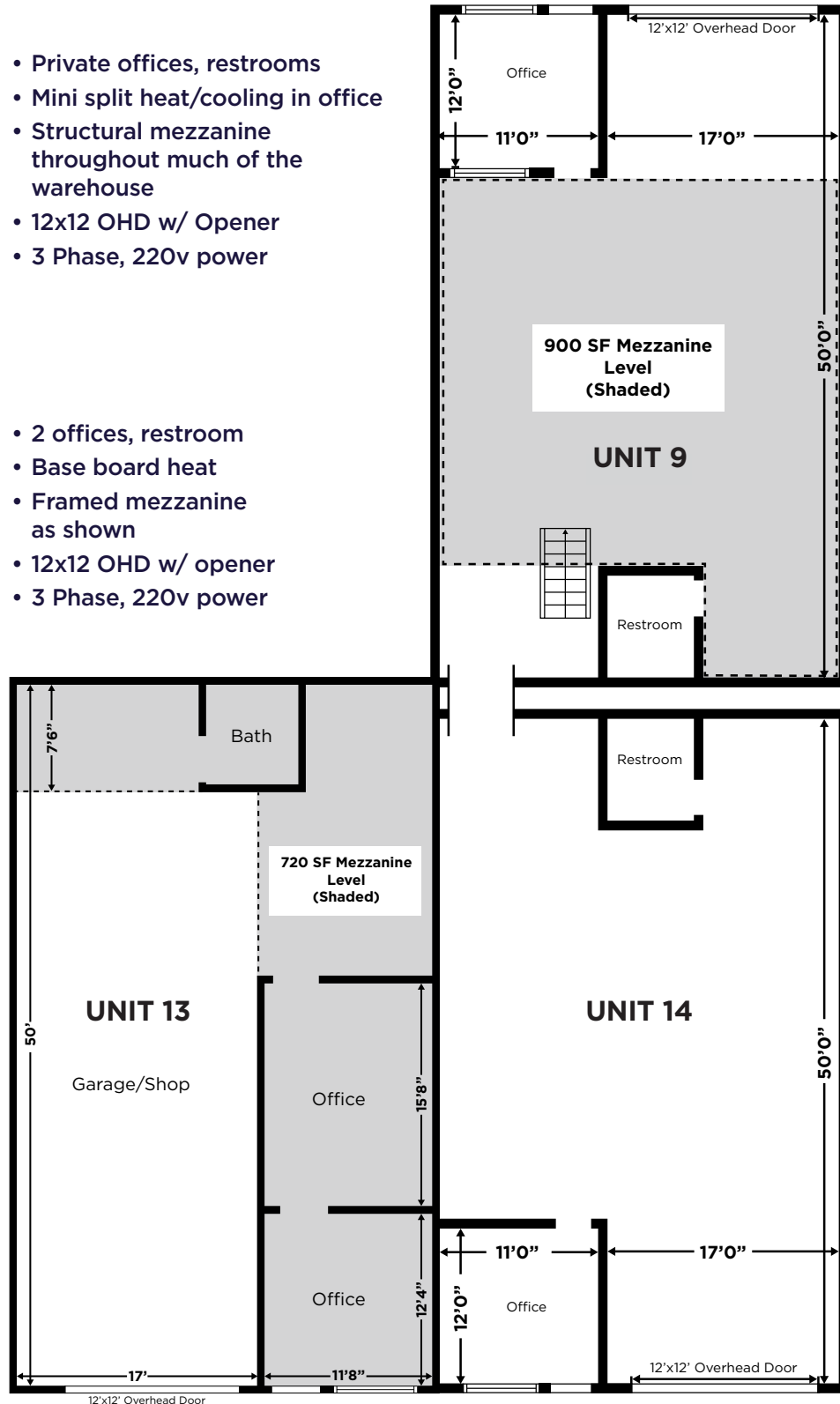
**Units 9, 13 & 14 can be combined for 4,500 SF*

FLOOR PLAN

UNITS 9, 13 & 14

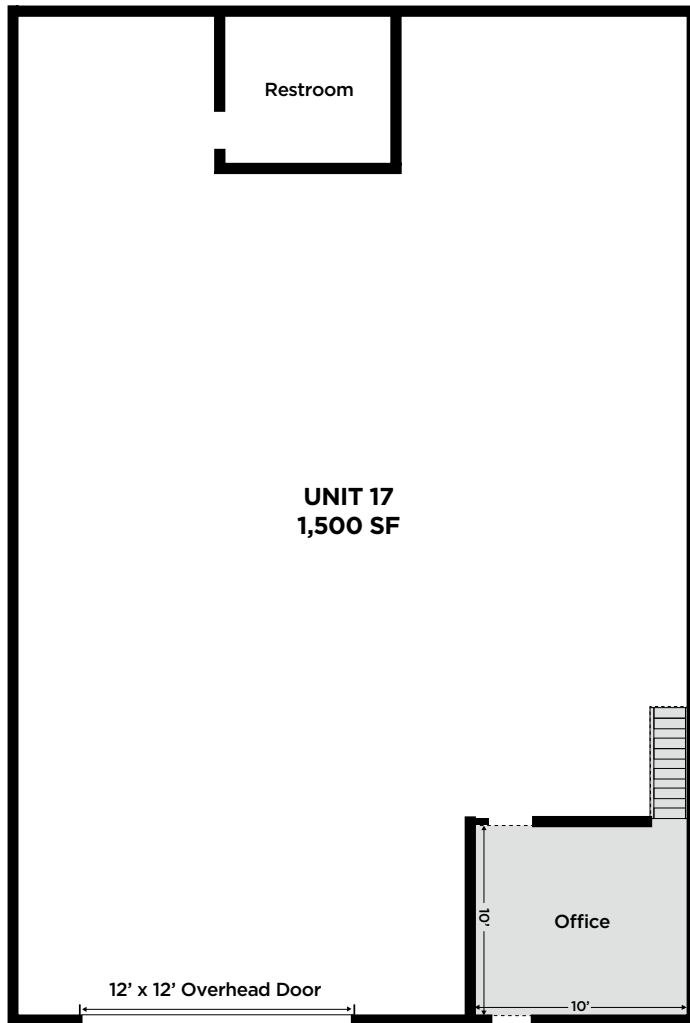
- Private offices, restrooms
- Mini split heat/cooling in office
- Structural mezzanine throughout much of the warehouse
- 12x12 OHD w/ Opener
- 3 Phase, 220v power


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



FLOOR PLAN

UNIT 17

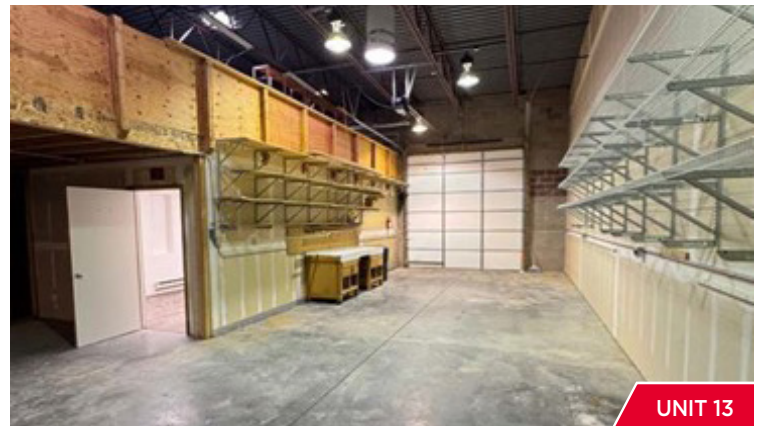
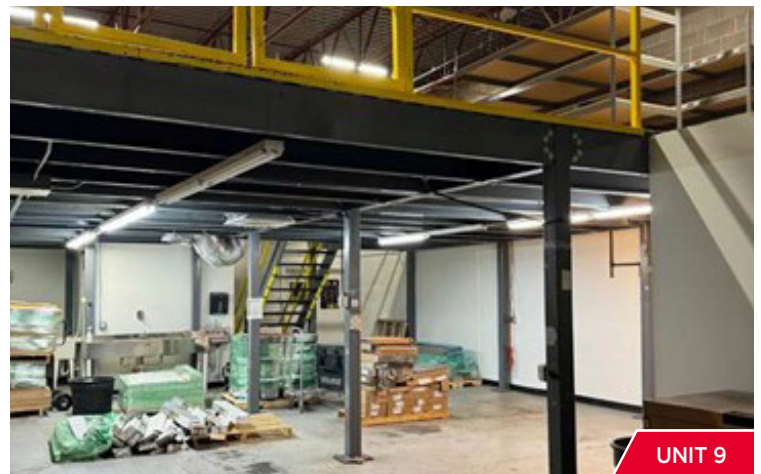


 Mezzanine Above

PROPERTY FEATURES

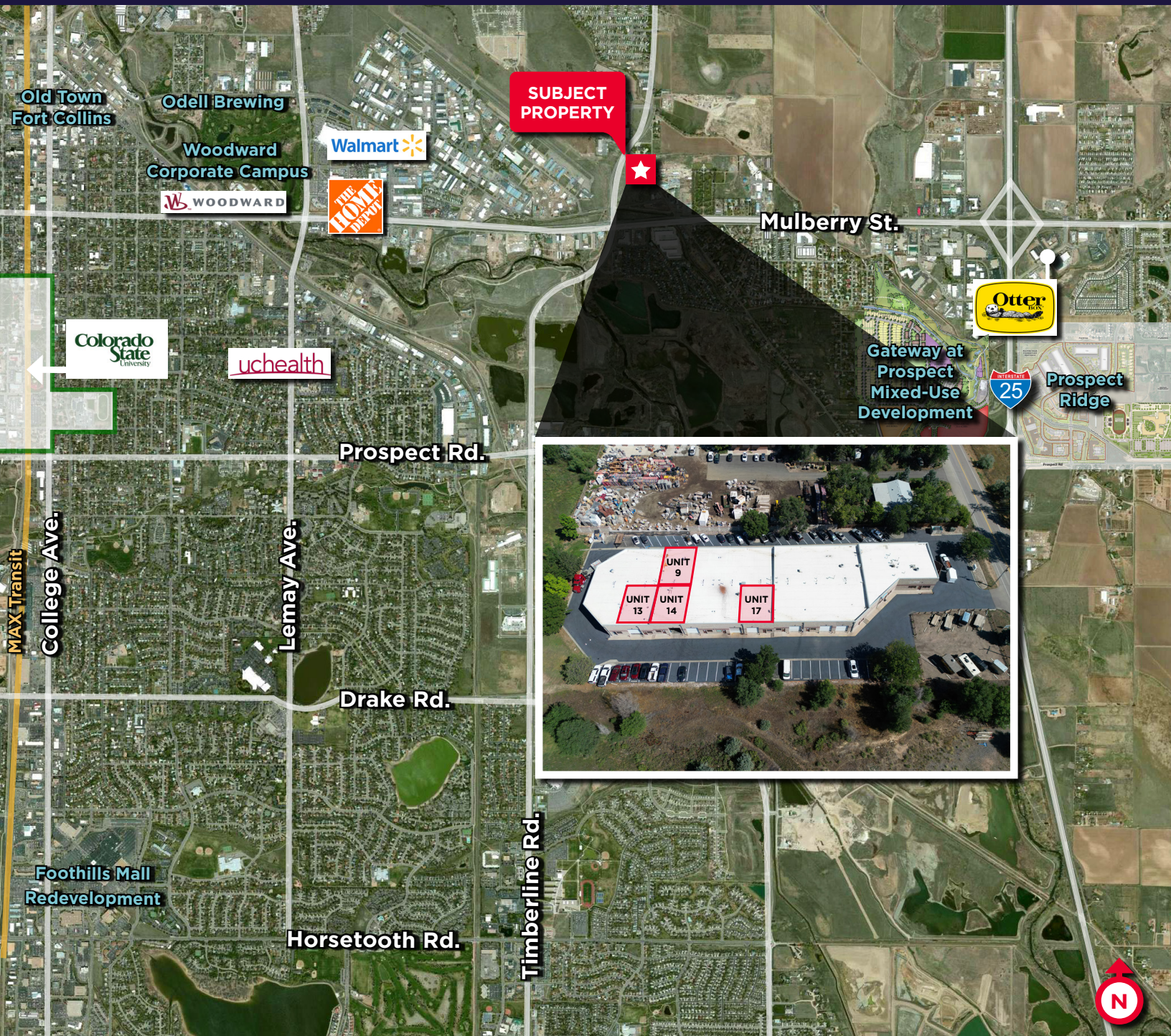
Clear Height	14'
YOC	1999
Loading	(1) 12' x 12' OHD (per unit)
Zoning	IL - Industrial Light

- Single office, restroom
- Mini split heat/cooling in office
- 12x12 OHD w/ opener
- 3 Phase, 220v power
- LED Lighting in warehouse
- Storage racking optional



309 S. SUMMIT VIEW DRIVE

FORT COLLINS, COLORADO 80524



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