

7,000 SF SHOWROOM/WAREHOUSE WITH OUTDOOR YARD

6330 S. COLLEGE AVENUE | FORT COLLINS, CO 80525



FOR LEASE

LEASE RATE:

\$15.00/SF NNN

NNN: \$5.86/SF

PROPERTY OVERVIEW

6330 S COLLEGE AVE IS A VERSATILE SHOWROOM/WAREHOUSE PROPERTY LOCATED ALONG ONE OF THE CITY'S BUSIEST THOROUGHFARES.



PARKING
15 SPACES



BUILDING SIZE
7,000 SF



YARD
OUTDOOR FENCED (±15,300 SF)



CEILING HEIGHT
18' - 20'



STORAGE
MEZZANINE



WAREHOUSE
RADIANT HEATING



BUSINESS EFFICIENCY
OFFICE & CONFERENCE FACILITIES



7,000
SQUARE FEET



CG - GENERAL COMMERCIAL
ZONING



2003
YEAR BUILT



(2) 12' X 14' OHD'S (WITH OPENERS)
LOADING

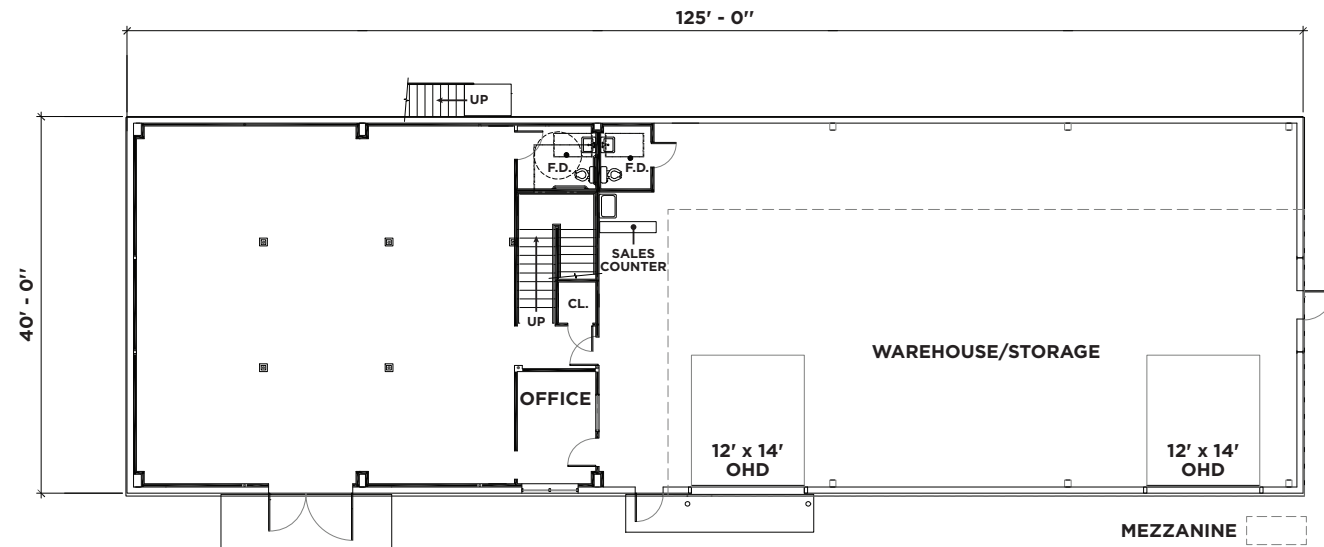


0.78
ACRES

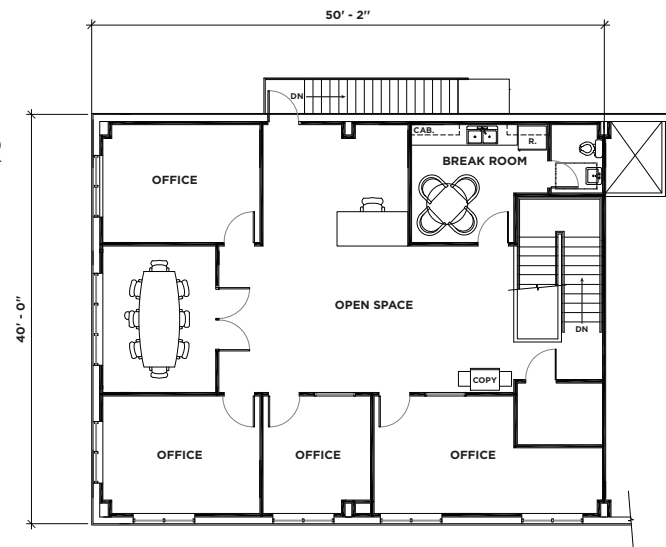


FLOOR PLAN

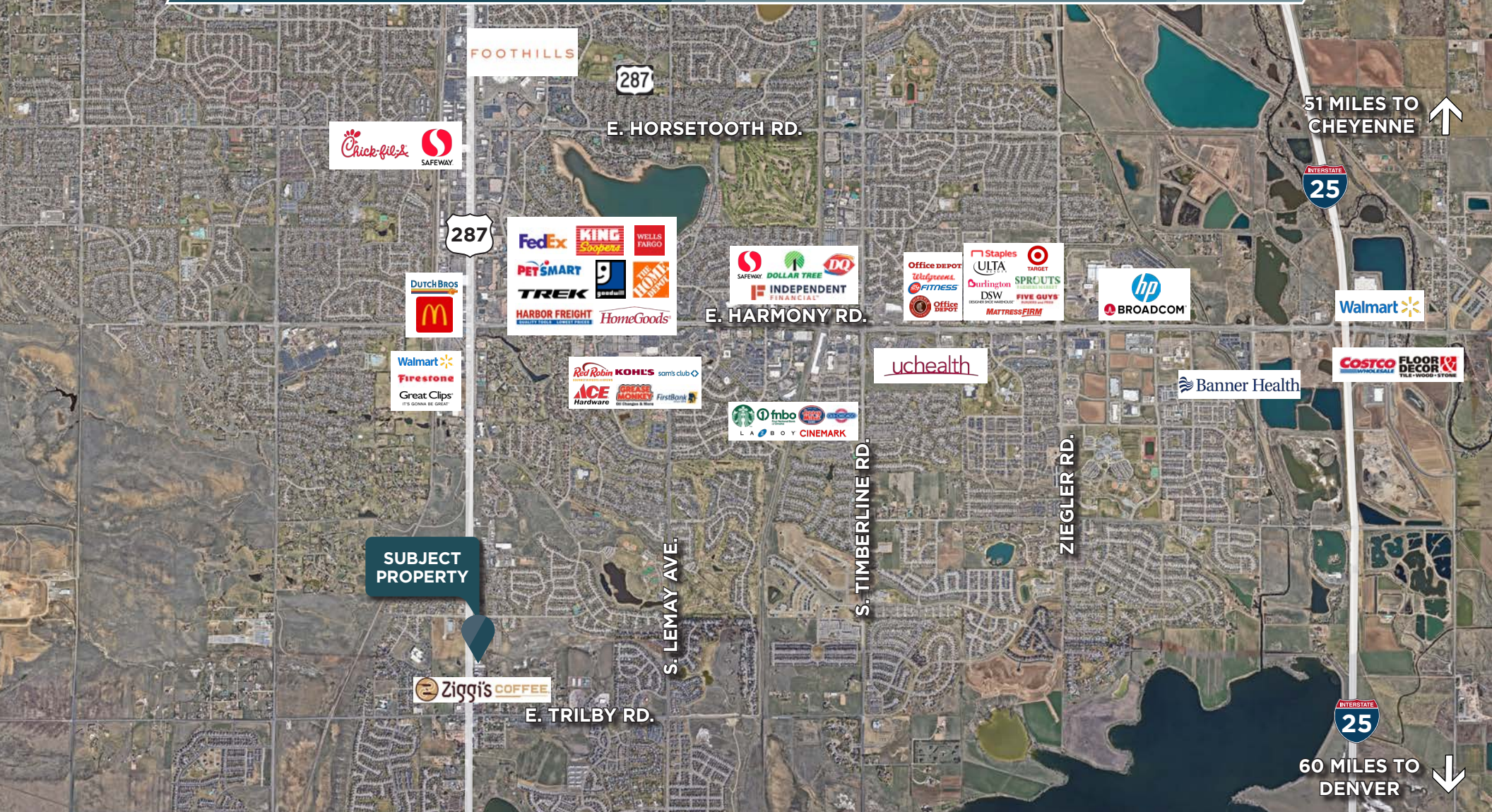
FIRST FLOOR



SECOND FLOOR



LOCATION



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