

2649 EAST MULBERRY STREET

UNIT 30 | FORT COLLINS, COLORADO 80524



2,400 SF INDUSTRIAL/FLEX SPACE FOR LEASE OR SALE

SALE PRICE: \$495,000 (\$206/SF) LEASE RATE: \$10.00/SF NNN | NNN: \$7.22/SF

Unit 30 is an open finished office/warehouse space with upgraded power, heated warehouse space and private restroom.

This commercial complex provides easy access to I-25 and is professionally managed by Mountain & Plains Property Management. The association dues include water, sewer, trash, maintenance and snow removal.

PROPERTY FEATURES

Clear Height: 17'-20'

YOC: 1999

Loading: 14'x14' OHD per unit

Sprinklered: Yes

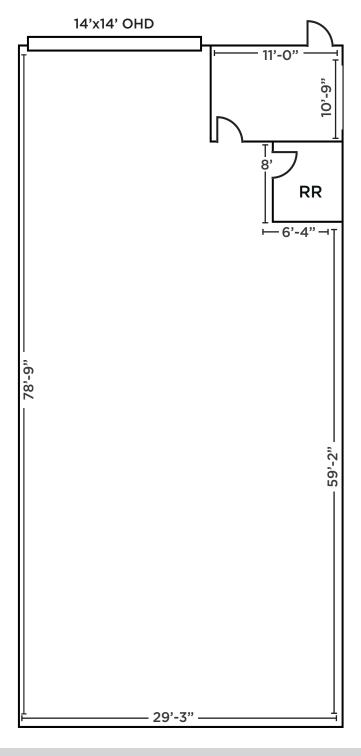


2649 EAST MULBERRY STREET

UNIT 30 | FORT COLLINS, COLORADO 80524

FLOOR PLAN

UNIT 30











2649 EAST MULBERRY STREET

UNIT 30 | FORT COLLINS, COLORADO 80524



For more information, please contact:

JASON ELLS, CCIM Senior Director +1 970 231 7513

jason.ells@cushwake.com

772 Whalers Way, Suite 200 Fort Collins, Colorado 80525

T +1 970 776 3900 F +1 970 267 7419

cushmanwakefield.com

© 2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTY) OR PROPERTY (OR PROPERTY OR AND SATISTIC SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHDUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS. OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR PUTURE PROPERTY PERFORMANCE.