

FOR LEASE

3020

EAST MULBERRY STREET
FORT COLLINS, CO 80524



LEASE RATE: 13.00/SF NNN
TAXES & INSURANCE (EST.) \$5.33/SF





// PROPERTY FEATURES

Building Size	12,000 SF
Land Size	1.73 Acres
Loading	(11) 12'H x 10' W
Power	340 amps, 240 Volts, Single Phase
Zoning	<u>CC - Commercial Corridor</u> <u>Larimer County, CO</u>

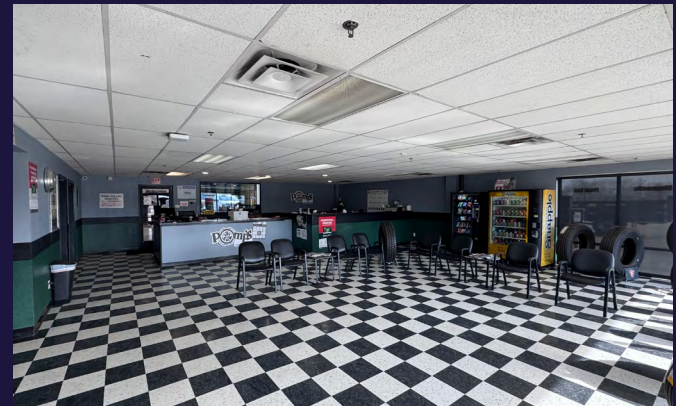
- Secure Electric Gated Entry
- Fire Suppression Sprinkler System
- Fully Fenced Yard Space
- Floor Drains
- Compressor Roof with Air Lines Throughout

3020 E Mulberry Street in Fort Collins, CO is a prime industrial property offering excellent visibility and accessibility with Mulberry Street frontage. Perfect for a variety of industrial businesses, this property provides easy access to I-25, making logistics and distribution seamless. Featuring 11 overhead doors and a large fenced yard storage area, it is well-suited for companies needing ample workspace, secure outdoor storage, and high-traffic exposure. Whether for manufacturing or warehousing, this property presents a fantastic opportunity in a sought-after Fort Collins location.

// PROPERTY FLOORPLAN



// GALLERY





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DRIVE TIMES

I-25	3 minutes
Old Town	5 minutes
Harmony Road	15 minutes