



6,530 SF - 13,840 SF INDUSTRIAL/RETAIL/FLEX SPACES

For Sale: \$2,500,000 (\$180/SF) | Lease Rate: \$12.00/SF NNN | NNN (Est.): \$5.83/SF

CONVENIENT ACCESS TO INTERSTATE 25 AND HIGHWAY 287

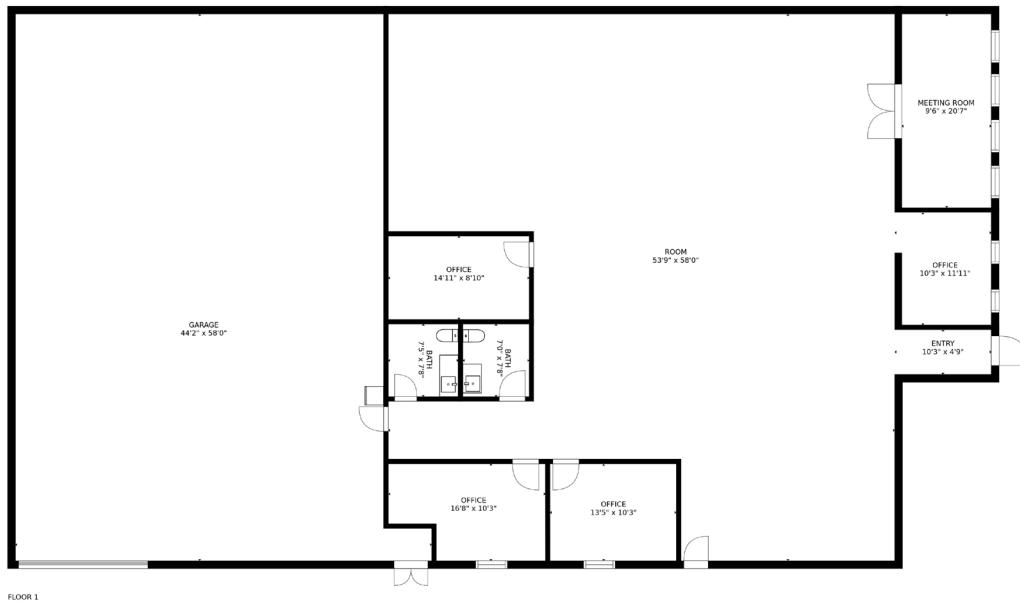
This 13,840 square-foot industrial property is strategically located in northern Fort Collins, offering highly convenient access to I-25. Offering flexible leasing options from 6,530 SF to 13,840 SF, Units A and B can be leased separately or together for a total of 13,840 SF. Additionally, the entire building is available for purchase. This property features a functional layout that includes ample warehouse space complemented by dedicated office areas. This configuration provides the necessary flexibility to effectively accommodate a wide range of industrial, retail, and flex users.

Please contact the listing brokers for additional information.

PROPERTY FEATURES

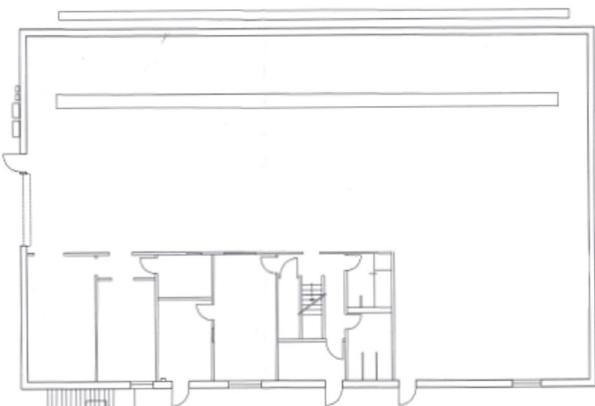
Building Size	13,840 SF
Unit A Size	6,530 SF
Unit B Size	7,310 SF
Year Built	1966
Land Size	0.71 Acres
Loading	One (1) 12'x 12' Overhead Door (Unit A) One (1) 12'x 12' Overhead Door (Unit B)
Zoning	IL (Industrial Light) - Larimer County Link to Zoning Code

FLOOR PLAN | UNIT A - 6,530 SF

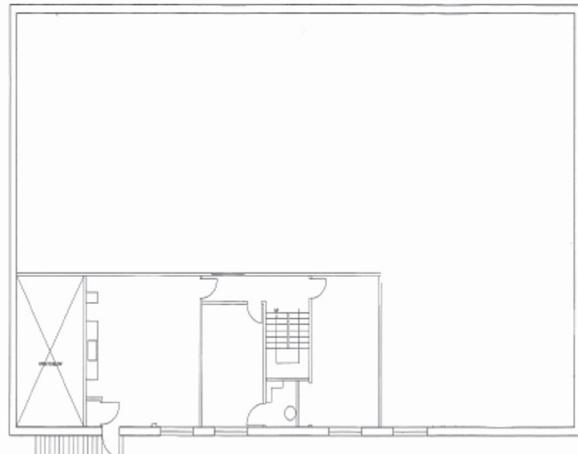


FLOOR PLANS | UNIT B - 7,310 SF

1ST FLOOR:



2ND FLOOR:



AVAILABLE FOR SALE & FOR LEASE
1418 E MAGNOLIA STREET





For more information, please contact:

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