

FOR SALE OR LEASE

HICKORY COMMONS

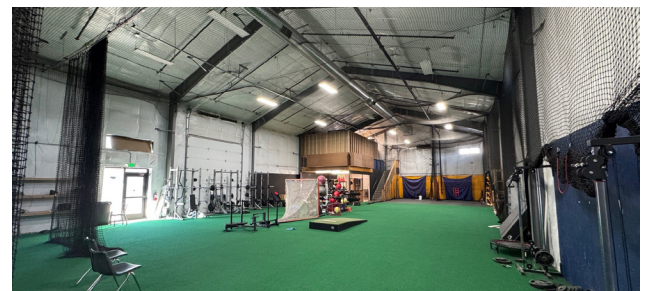
321 HICKORY STREET #110
FORT COLLINS, COLORADO 80524



6,992 SF INDUSTRIAL/FLEX WAREHOUSE AVAILABLE

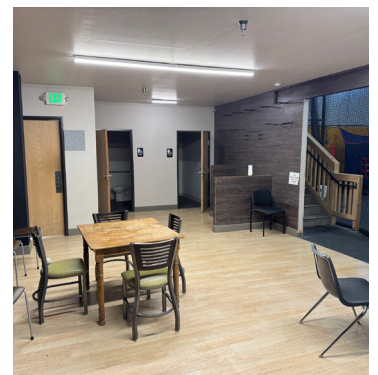
LEASE RATE: \$12.00/SF NNN | NNN: \$6.72/SF SALE PRICE: \$1,540,000 (\$220/SF)

Very clean industrial warehouse unit located just off of North College Ave. This space is currently used as a baseball training facility. The two (2) large overhead doors and high ceilings will allow for a variety of uses. The space offers lobby area, large open warehouse, 3 private restrooms, and a mezzanine office/storage area. There are eight (8) parking spaces adjacent to the unit, with additional common parking just to the south. Building signage above the entry is available.



PROPERTY HIGHLIGHTS

- 20' Ceiling Height
- Two (2) 12' x 14' drive-in doors
- Two (2) electrical panels, 200 amp, 3-phase service in each
- ADA Restrooms
- LED Lighting
- Fully Conditioned Space



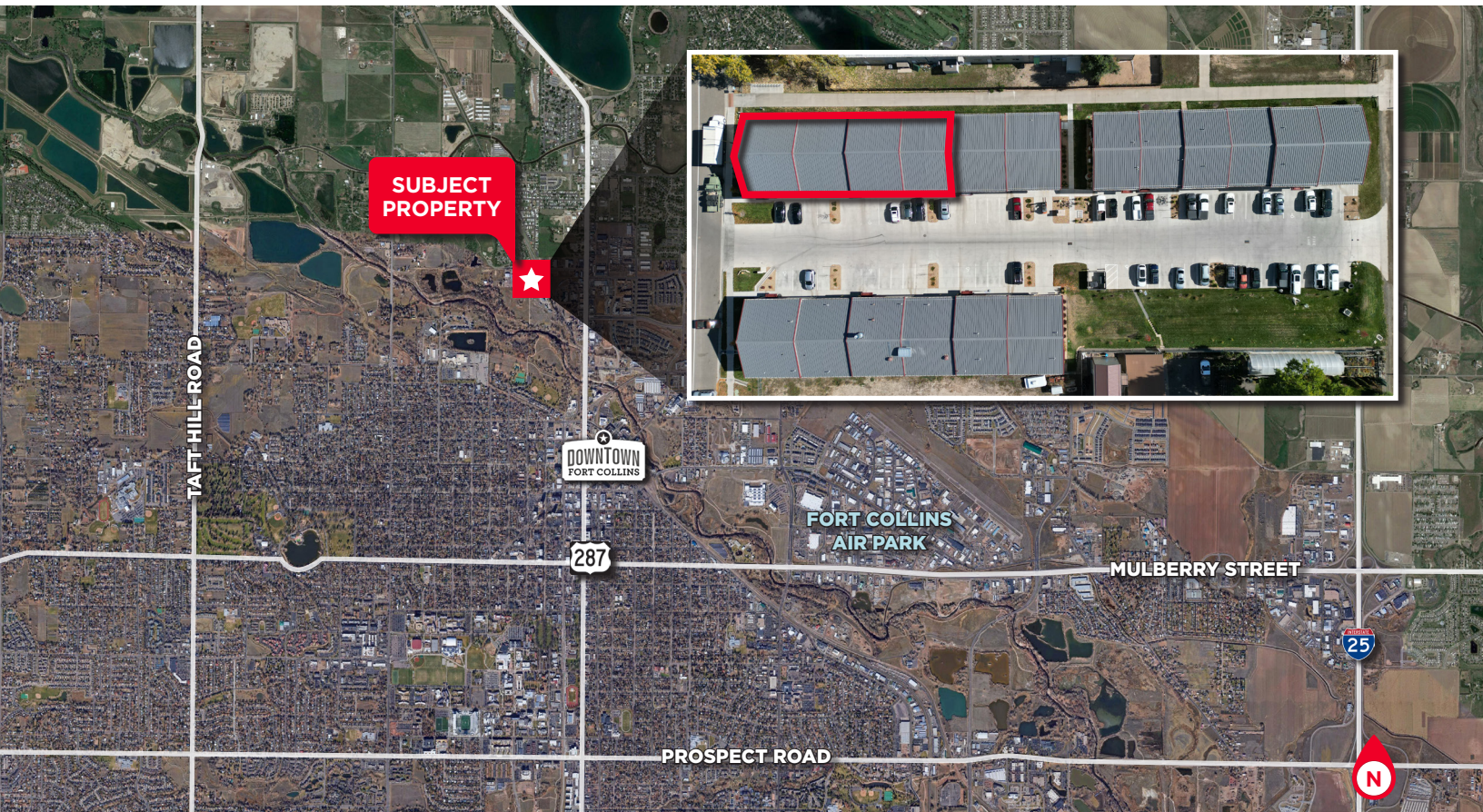
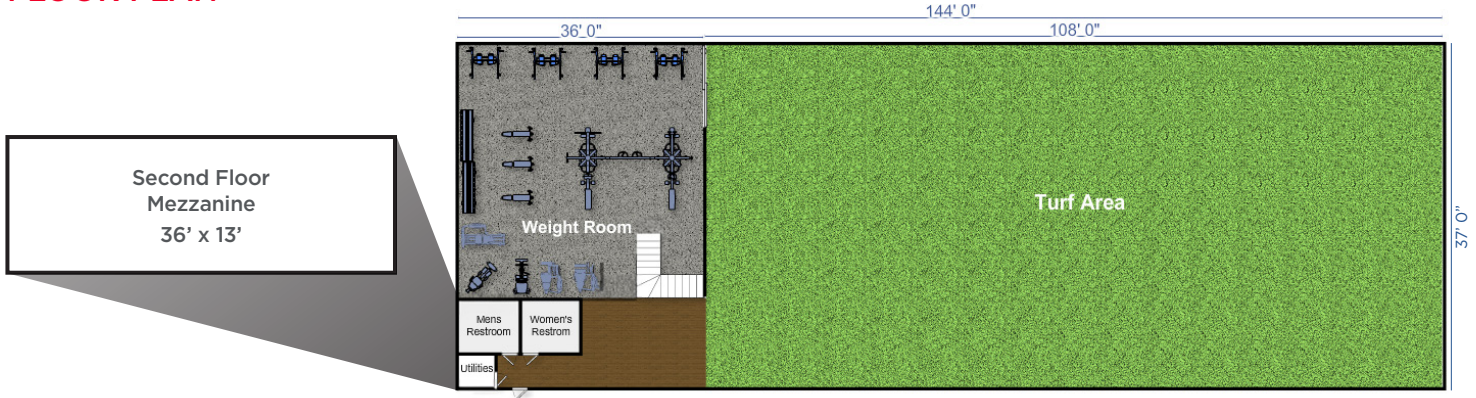
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FLOOR PLAN



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