

115 WEST HICKORY STREET

FORT COLLINS, CO 80524



INDUSTRIAL LAND FOR SALE

3.84 Acres (167,342 SF)

Price: \$1,100,000 (\$6.57/SF)

CUSHMAN &
WAKEFIELD

// PROPERTY DETAILS

Strategically located in North Fort Collins—where industrial land is increasingly scarce—this property offers a rare development opportunity and is well suited for a multitenant industrial building.



ACREAGE
3.84 ACRES



SIZE
167,342 SF



PRICE
\$1,100,000 (\$6.57/SF)



ZONING
(CS) SERVICE COMMERCIAL

// PROPERTY HIGHLIGHTS



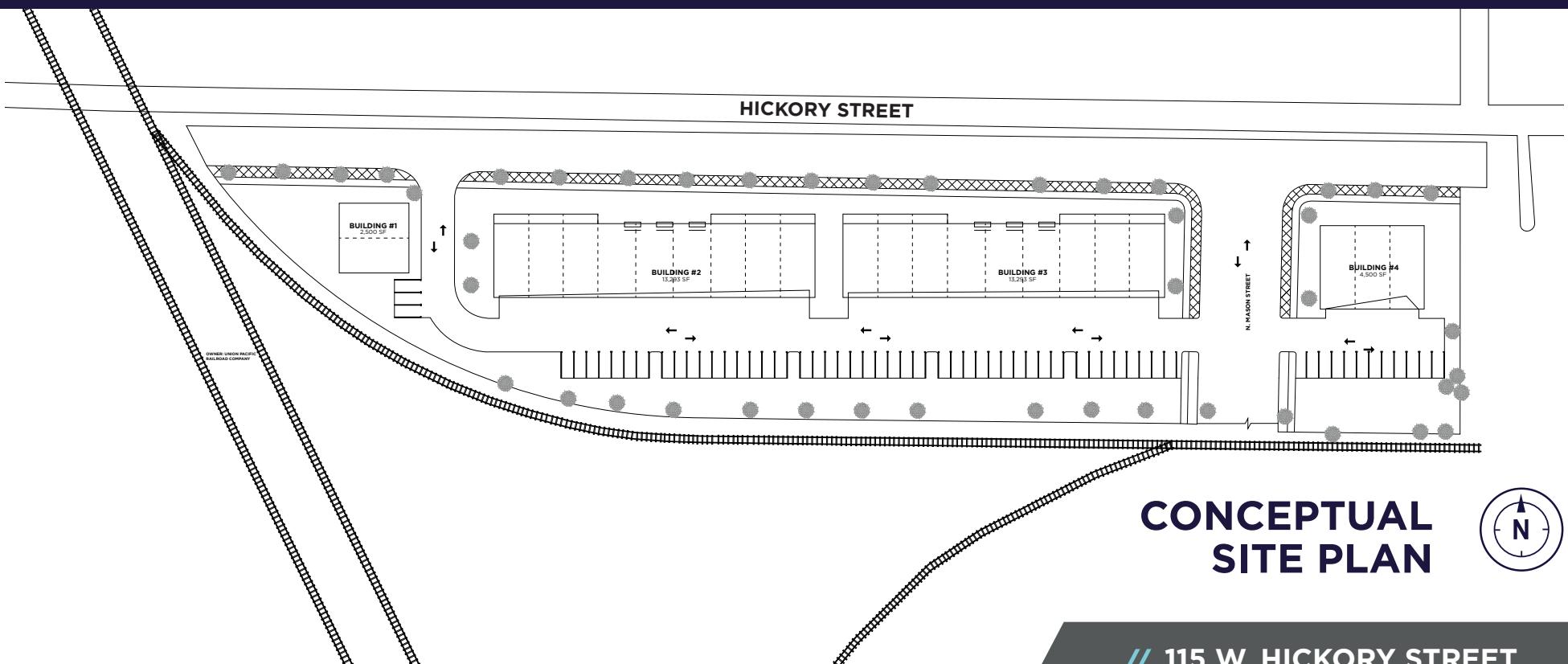
CIVIL DESIGN COMPLETE



**POTENTIAL TAX INCREMENT
FINANCING AVAILABLE**



UTILITY ACCESS



// **115 W. HICKORY STREET**
Fort Collins, CO 80524

// 3D CONCEPTUAL PLANS



Building 1 | 3D View 1



Building 1 | 3D View 2



Building 4 | 3D View 1



Building 2 & 3 | 3D View 1



Building 2 & 3 | 3D View 2



Building 4 | 3D View 2

