

FOR LEASE

2246 ZURICH DRIVE

FORT COLLINS, CO 80524

PRICE REDUCTION!



NEWLY CONSTRUCTED INDUSTRIAL BUILDING
LEASE RATE: \$13.00/SF NNN



PROPERTY FEATURES



2246 Zurich Drive is the premier industrial building in Northern Colorado. The units are available for immediate occupancy and each unit includes office space, 12' x 14' overhead doors, and private restrooms. Please contact the listing brokers for more information.



42,800 SF
BUILDING SIZE

\$13.00/SF NNN
LEASE RATE

16' - 24'
CLEAR HEIGHT

Two (2) 2,375-7,500 SF Units
One (1) 4,850 SF Unit
One (1) 2,375 SF Unit
AVAILABLE SIZE

\$5.92/SF
NNN (EST.)

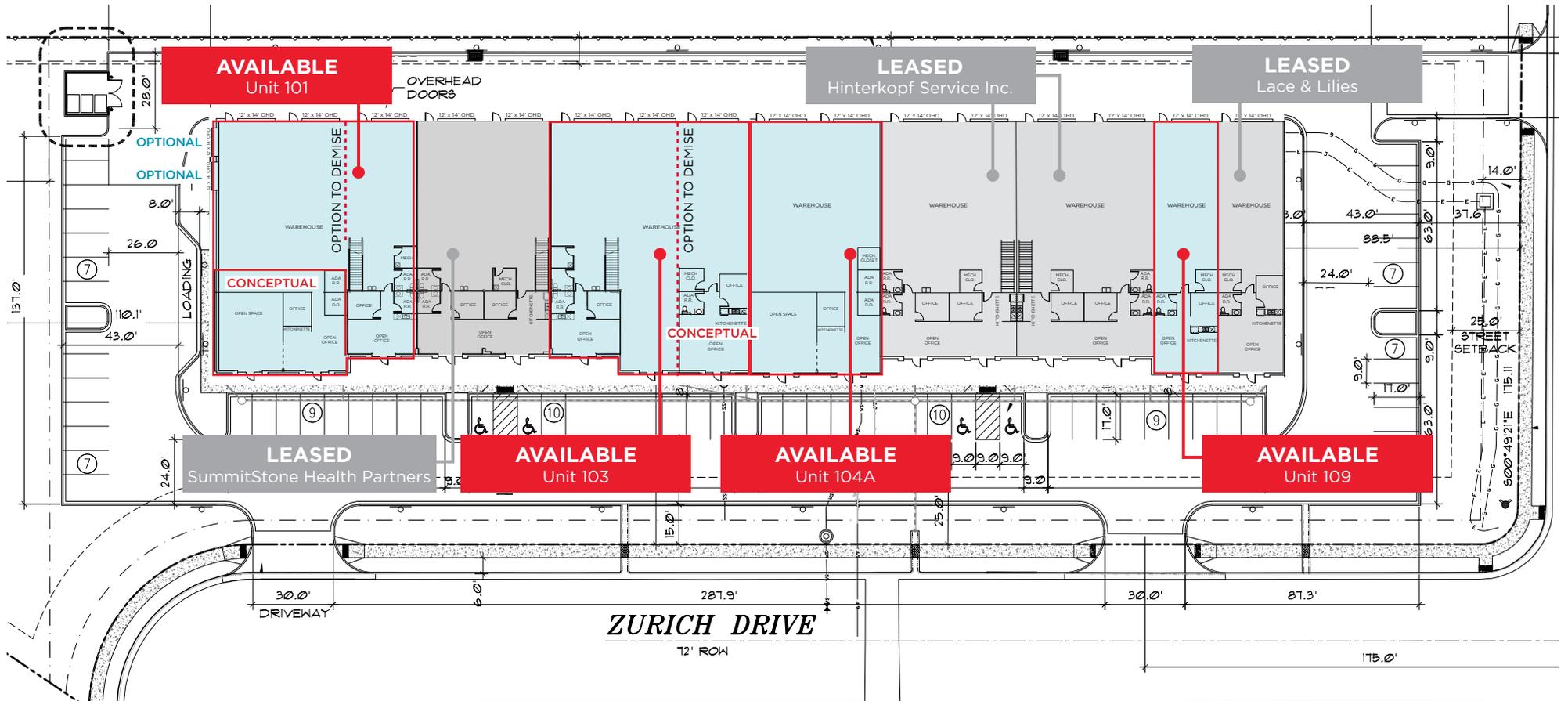
66 Spaces
OFF-STREET PARKING

(16) 12' x 14' OHDs
LOADING

1,500 Amps, 3-Phase
POWER

Ample
ON-STREET PARKING

SITE PLAN



Unit #	Size	Unit Details
101	2,375-7,500 SF	Office/Warehouse & 500 SF Mezzanine 3 Electric Meters and 3 Electric Panels*
103	2,375-7,500 SF	Office/Warehouse & 500 SF Mezzanine
104A	4,850 SF	Office/Warehouse
109	2,375 SF	Office/Warehouse

*Due to the ability to support high power needs, the lease rate for Unit 101 will be an additional \$1.50/SF.

PROJECT OVERVIEW



PROPERTY PHOTOS



FOR LEASE

2246 ZURICH DRIVE

FORT COLLINS, CO 80524

Demographics	CoStar, 2026		
	1 Mile	3 Miles	5 Miles
2024 Population (Pop.)	5,875	59,766	140,331
2029 Pop. Projection	6,389	63,230	148,731
2024 Households (HH)	2,136	24,008	57,196
Avg HH Income	\$85,845	\$93,987	\$91,218

MONTAVA DEVELOPMENT
2,310 UNITS

Richards Lake Rd.



CONTACT

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MOUNTAIN VISTA DEVELOPMENT
1,085 UNITS

MOSAIC DEVELOPMENT
530 UNITS

NORTHFIELD DEVELOPMENT
375 UNITS

SUBJECT PROPERTY

BLOOM DEVELOPMENT
±1,600-2,000 DU'S (PLANNED)

Downtown Fort Collins

