

133 Racquette Drive Fort Collins

CO 80524

FOR LEASE



LEASE RATE: \$14.00/SF NNN | ESTIMATED NNN: \$7.35/SF



*AI-generated image used to represent potential building paint

Property Highlights

This industrial property features a 5,000 SF warehouse complemented by a functional office suite including three offices, a kitchen, and two restrooms. The facility is well-equipped for specialized operations with two 9' x 12' overhead doors. Additionally, the site offers approximately 0.25 acres of dedicated outdoor storage. Strategically located just north of Mulberry Street, the property provides seamless access to both I-25 and Highway 287.

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Building Size: 5,000 SF

Year Built: 1978

Loading: (2) 9'x12' Overhead Doors

Clear Height: 16'

Building Type: Warehouse and Office

Yard Size: Approx. 0.25 Acre

Total Land Size: .54

Zoning: IL - Industrial Light ([Link to Zoning Code](#))



*AI-generated image used to represent the space in its vacant state

Property Photos



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Aerial Shot



Amenity Map



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