

FOR LEASE

3801 CANAL DRIVE

FORT COLLINS, CO 80524



4,400 SF OFFICE/WAREHOUSE FOR LEASE

LEASE RATE: \$16.00/SF NNN

NNN: \$9.35/SF

2.14 ACRES OF FENCED
OUTDOOR STORAGE

PROPERTY FEATURES



4,400 SF

TOTAL BUILDING SIZE

(6) 9' x 10'

DRIVE-IN DOORS

2.54 ACRES

TOTAL SITE SIZE

(10) 9' x 10'

DOCK-HIGH DOORS

FENCED

OUTSIDE STORAGE

C - COMMERCIAL

ZONING

3801 Canal Drive offers a compelling leasing opportunity in Fort Collins' established north industrial/commercial corridor, ideal for businesses requiring both functional building space and secure outdoor storage. This well-located property combines operational efficiency with excellent regional accessibility.

The property features a flexible interior layout suitable for light industrial, warehouse, service, or office-support uses, complemented by fenced outside storage that provides added utility for equipment, vehicles, materials, or inventory. The secured yard space enhances operational flexibility and is a valuable asset for users seeking outdoor storage solutions in a supply-constrained market.

Convenient access to Interstate 25, Highway 287, and key arterial roadways allows for efficient movement throughout Fort Collins and Northern Colorado. Situated among established commercial and industrial users, the property supports a professional business environment while benefiting from the area's strong workforce and economic fundamentals. With its combination of functional space, secure fenced outside storage, and strategic location, 3801 Canal Drive presents an excellent opportunity for businesses looking to establish or expand operations in one of Northern Colorado's most desirable industrial submarkets.

OUTSIDE STORAGE



SUBJECT PROPERTY

2.14 ACRES
FENCED STORAGE

PROPERTY FLOOR PLAN

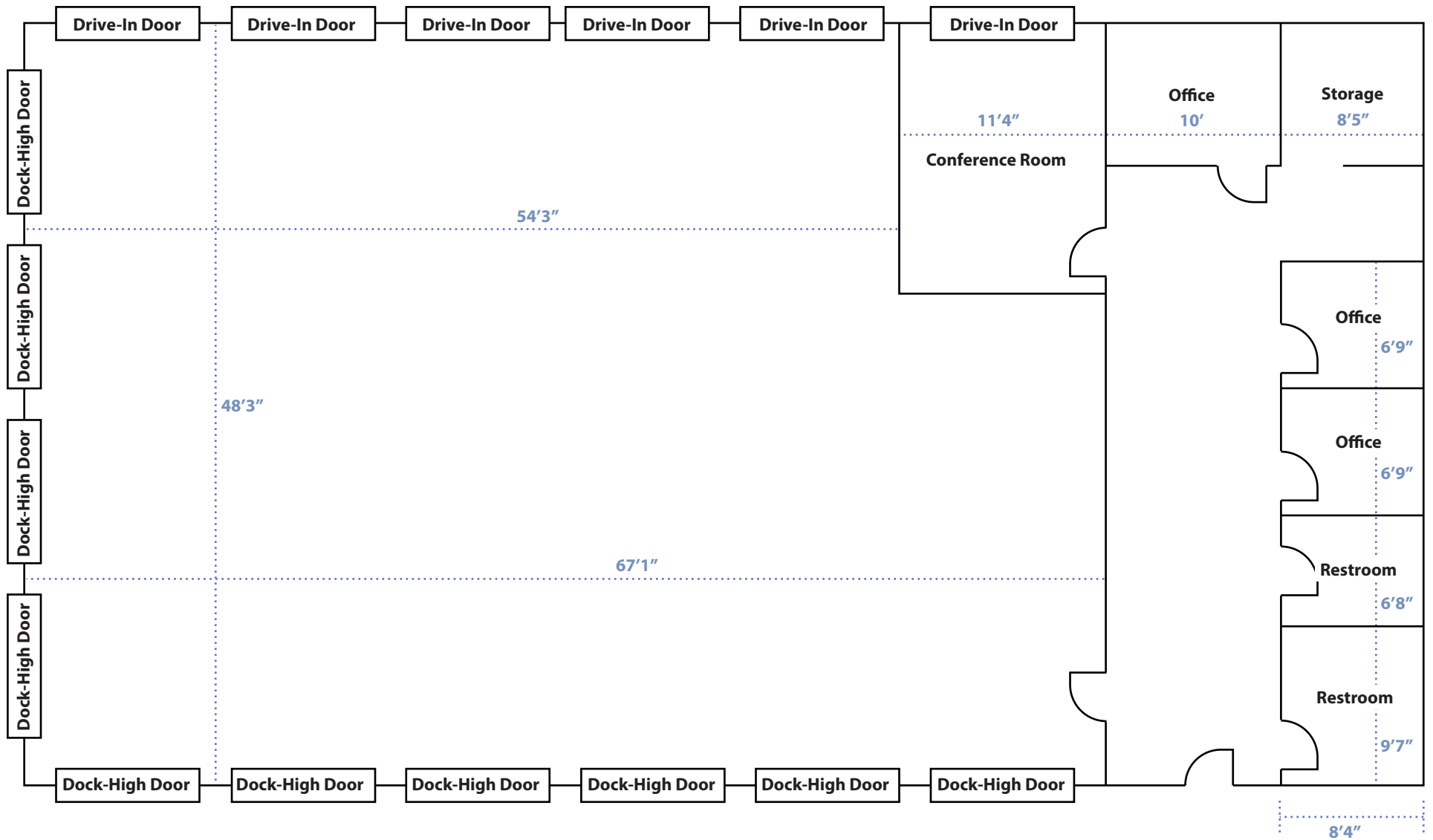


PHOTO GALLERY



Functional and
Flexible Layout





SOUTH

TIMNATH MIDDLE-HIGH SCHOOL

WINDSOR

LOVELAND

FORT COLLINS

GATEWAY MIXED-USE DEVELOPMENT

3801 CANAL DRIVE

PROSPECT RD

PROSPECT RIDGE

FURNITURE ROW
Real Furniture. Real Value.

ABC
Supply Co. Inc.

OTTER PRODUCTS

WOODSPRING SUITES
AN EXTENDED STAY HOTEL



Comfort
INN

LAQUINTA
INN



HWY 14/MULBERRY ST

American
Furniture Warehouse

MULBERRY
STORAGE CENTER

MAVERIK

TSC TRACTOR
SUPPLY CO

WAFFLE
HOUSE

Quality
INN & SUITES

Denny's



61,000 VPD

FedEx

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