



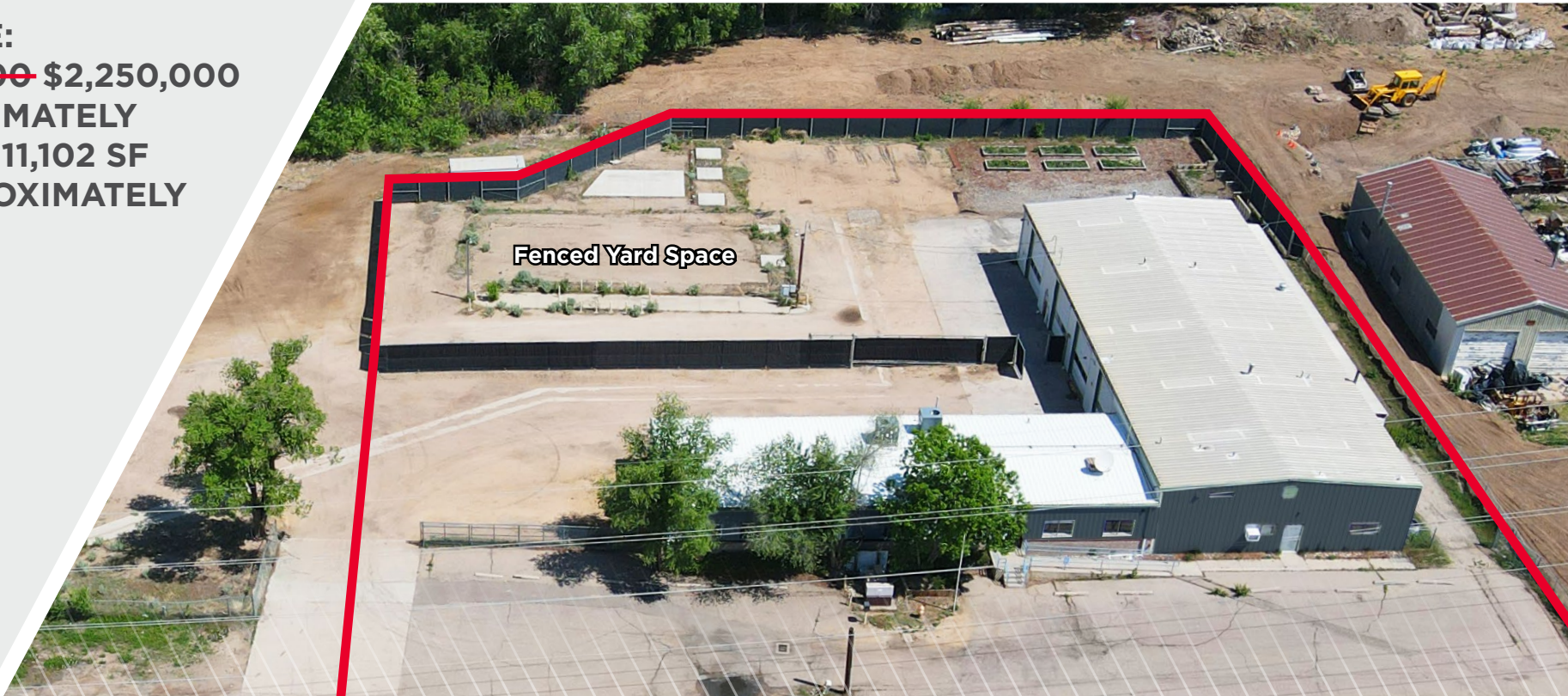
INDUSTRIAL/FLEX FOR SALE OR LEASE

# 412-500 East Vine Drive, #100

Fort Collins, Colorado 80524

**FOR LEASE:**  
**6,225 SF AVAILABLE WITH**  
**HALF AN ACRE OF YARD**

**FOR SALE:**  
~~**\$2,500,000**~~ **\$2,250,000**  
**(APPROXIMATELY**  
**\$202/SF) 11,102 SF**  
**ON APPROXIMATELY**  
**1.3 ACRES**



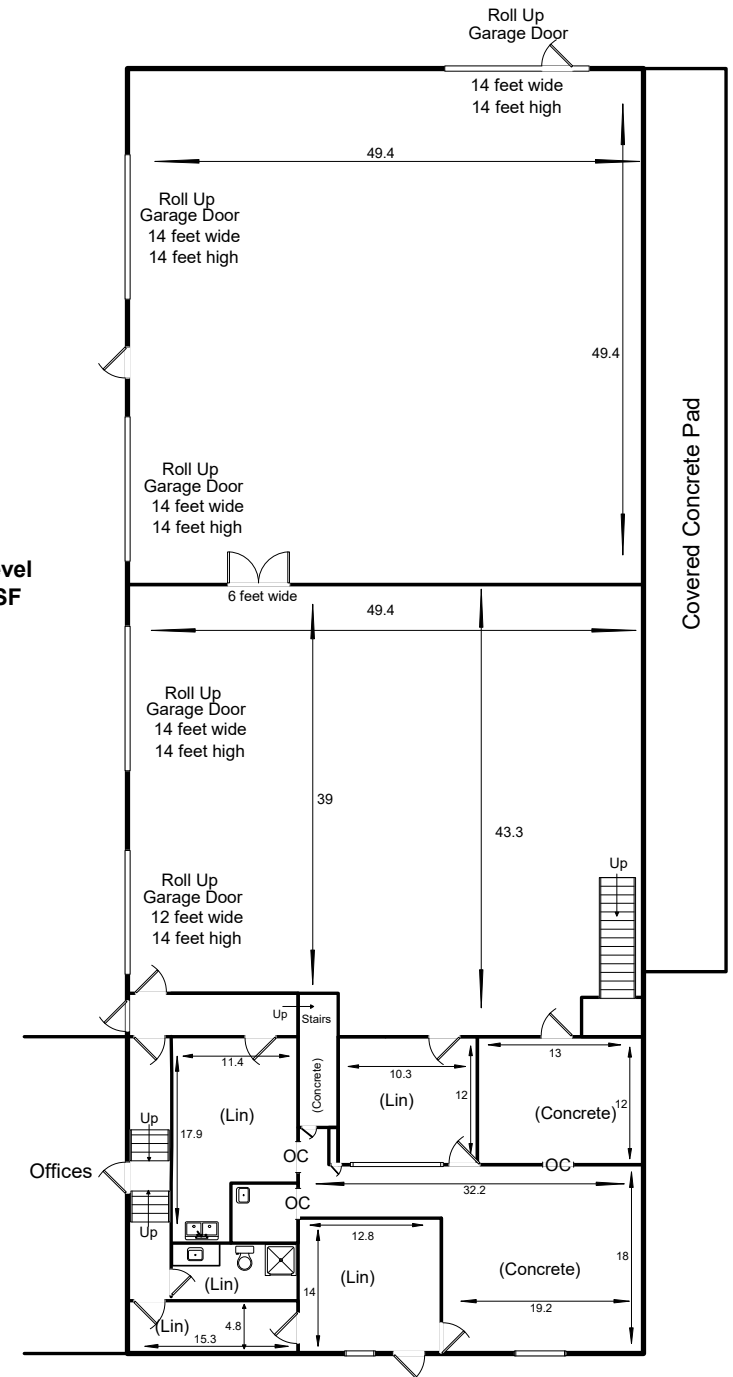
# PROPERTY OVERVIEW

Located on the north side of Vine Drive just east of North College Avenue, this property is in a prime area with current and future redevelopment activity.

<b>Space Available:</b>	6,225 SF with half an acre of yard
<b>Landlord Amenities:</b>	Landlord recently invested \$100,000 in building improvements
<b>Clear Height:</b>	16'-18'
<b>Lease Rate:</b>	\$13.00 - \$14.00/SF NNN
<b>Estimated NNN:</b>	\$5.75/SF
<b>Entire Building Sale Price:</b>	<del>\$2,500,000</del> \$2,250,000 (11,102 SF on Approx. 1.3 Acres)



**MainLevel  
6,225 SF**



**5 OVERHEAD DOORS**



**WATER'S EDGE**  
(538 FUTURE UNITS)

**MONTAVA DEVELOPMENT**  
(2,310 UNITS)

**OLD TOWN NORTH**  
(150 UNITS)

**MOUNTAIN VISTA DEVELOPMENT**  
(1,085 UNITS)

**WATERFIELD**  
(807 FUTURE UNITS)

**NORTHFIELD DEVELOPMENT**  
(375 UNITS)

**MOSAIC DEVELOPMENT**  
(867 UNITS)

**(1,600 FUTURE RESIDENTIAL UNITS)**

**SUBJECT PROPERTY**

DEMOGRAPHICS			
	2 Miles	5 Miles	10 Miles
<b>2024 Population (Pop.)</b>	33,157	149,231	234,216
<b>2029 Pop. Projection</b>	34,842	157,908	248,887
<b>Avg. Household income</b>	\$86,411	\$91,092	\$106,877

**DOWNTOWN FORT COLLINS**



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