



INDUSTRIAL/FLEX FOR SALE

412-500 East Vine Drive, #100

Fort Collins, Colorado 80524

FOR SALE:

~~\$2,500,000~~ \$2,250,000

11,102 SF

APPROX. \$202/SF

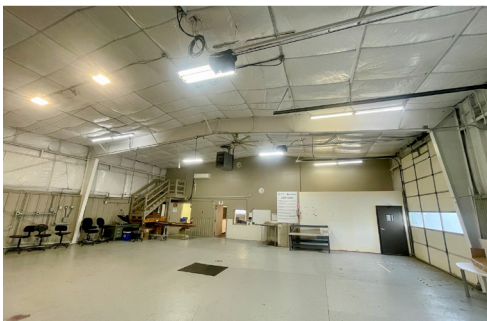
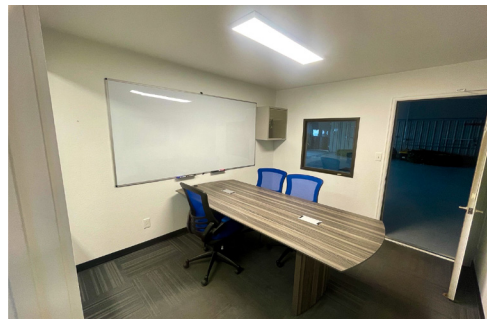
1.3 ACRES



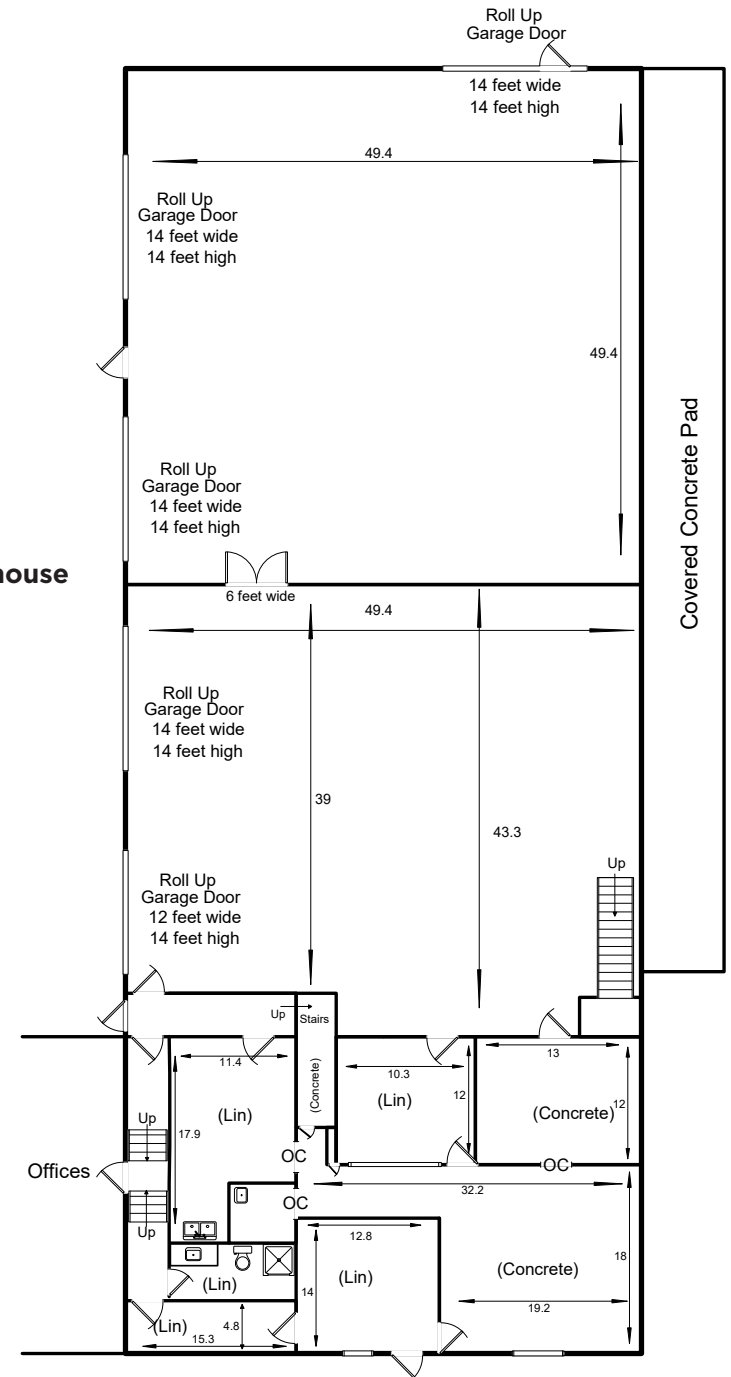
PROPERTY OVERVIEW

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.

Space Available:	11,102 SF
Landlord Amenities:	Landlord recently invested \$200,000 in building improvements
Clear Height:	16'-18' — Includes (5) 14' Roll-Up Doors
Estimated NNN:	\$6.45/SF
Fenced Outdoor Storage:	Approximately 1/2 Acre
Sale Price:	\$2,500,000 \$2,250,000



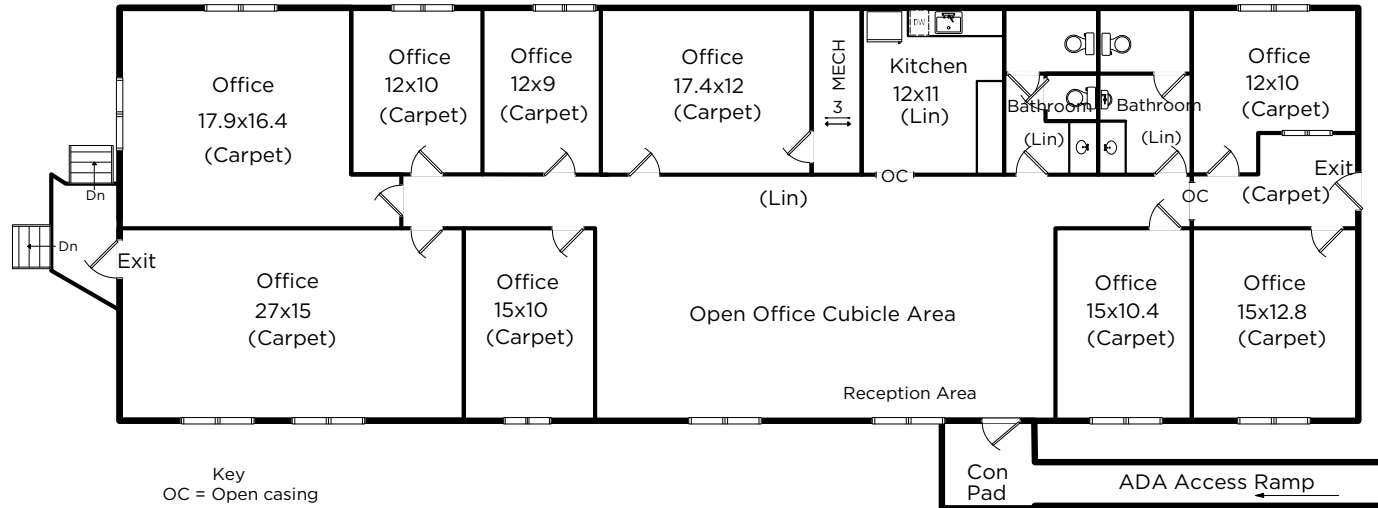
Warehouse



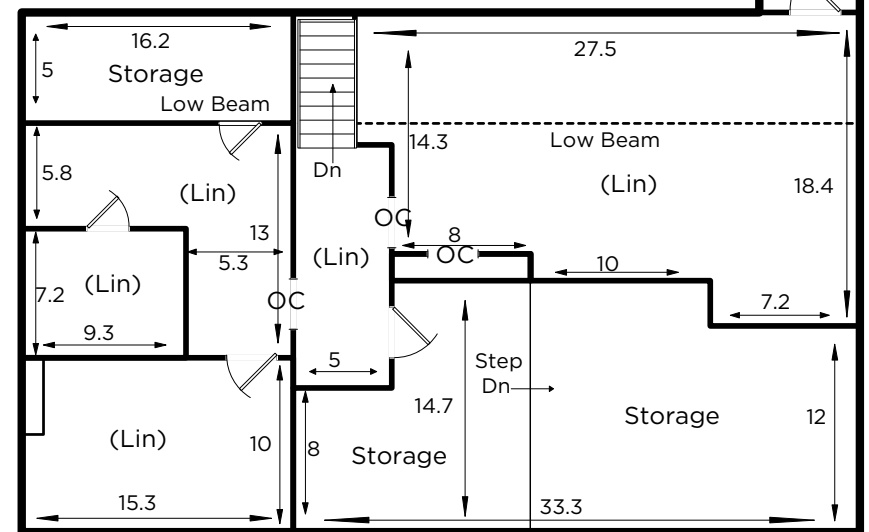
5 OVERHEAD DOORS

FLOOR PLANS

Office | 3,267 SF



Upper Level | 1,610.6 SF





CONTACT

AKI PALMER
 Executive Managing Director
 +1 970 267 7727
 aki.palmer@cushwake.com

KARA TURNER
 Associate
 +1 970 420 6165
 kara.turner@cushwake.com

772 Whalers Way, Suite 200
 Fort Collins, CO 80525
 +1 970 776 3900
 cushmanwakefield.com

