

LOCATED IN LARIMER COUNTY ENTERPRISE ZONE


2,856 SF FLEX / INDUSTRIAL CONDO **AVAILABLE FOR SALE OR LEASE**

Sale Price: \$675,000 (\$236/SF)


Lease Rate: \$13.00/SF NNN | NNN Expenses: \$6.97/SF

3665 Canal Drive is an ideal location for many uses including retail, showroom, wholesale, office, flex and industrial. This property is located in the Larimer County Enterprise Zone near one of Fort Collins' most heavily trafficked access corridors to I-25. The spaces consists of 2,856 SF of warehouse and office with parking both in front and in back of the unit. Please contact the listing brokers for more information.

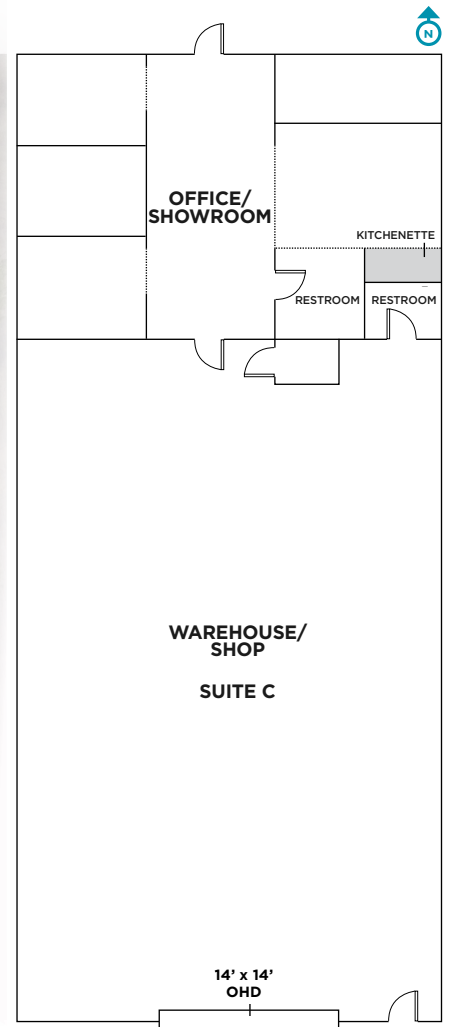
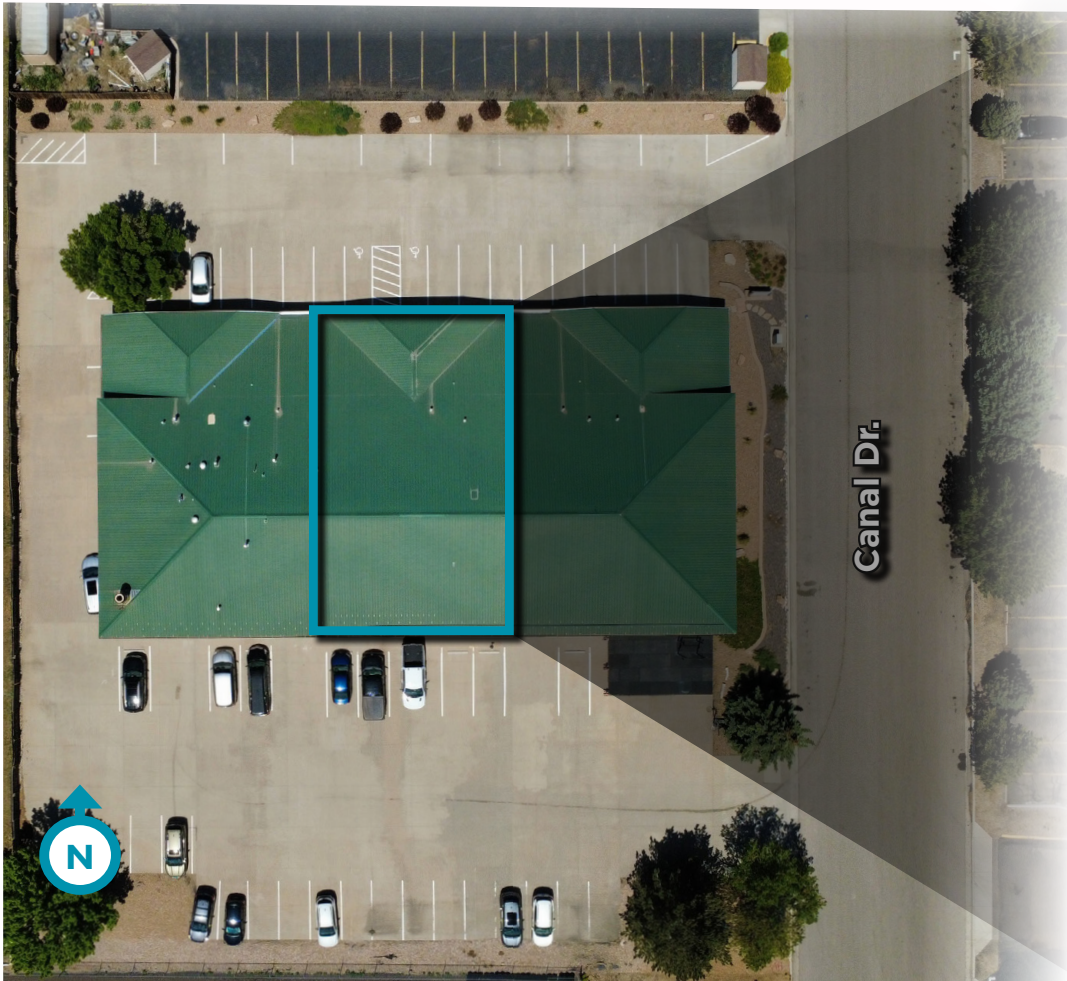
PROPERTY FEATURES

Available Size	Unit C: 2,856 SF
Year Built/Year Renovated	1996/2024
Loading	(1) 14' x 14' OHD
Clear Height	16'
Power	200 Amps, 3-phase
Zoning	CC - Commercial Corridor 

PROPERTY HIGHLIGHTS

- Located in the [Larimer County Enterprise Zone](#) 
- Near heavily trafficked access corridors to I-25
- Possible uses for this unit include retail, showroom, wholesale, office, flex and industrial

**RETAIL / SHOWROOM / WHOLESALE /
OFFICE / FLEX / INDUSTRIAL**



FORT COLLINS

4TH LARGEST CITY
in Colorado

ABOUT FORT COLLINS

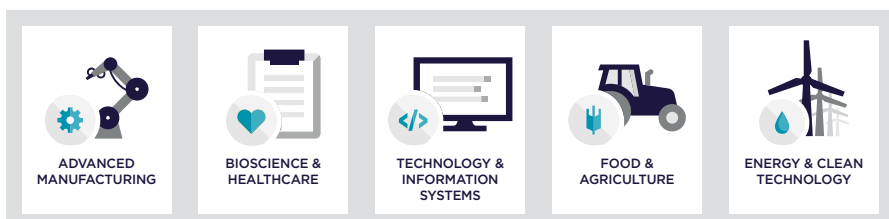
Fort Collins is a major economic hub for Northern Colorado, supported by a diverse mix of industries and a strong, highly educated workforce. The city is home to more than 7,000 businesses, ranging from small local enterprises to nationally recognized corporations, creating a dynamic and resilient economic environment. Its strategic location along the Front Range and proximity to regional transportation corridors make it an ideal base for companies looking to serve both local and national markets.

The local economy is anchored by key industries including advanced manufacturing, technology, healthcare, bioscience, and clean energy. Major employers such as Broadcom, Hewlett-Packard, Otter Products, and Woodward Inc. operate in the area, alongside healthcare leaders like UCHHealth. This diverse employment base helps insulate the market from economic fluctuations while continuing to drive steady growth.

Fort Collins has also built a strong reputation as a center for innovation and entrepreneurship. Collaboration between private industry, the City, and Colorado State University fuels research, startup development, and technology transfer, attracting both Fortune 500 companies and emerging businesses. The city actively supports business growth through funding resources, networking opportunities, and economic development initiatives, fostering a business-friendly environment for companies of all sizes.

In addition to its corporate presence, Fort Collins thrives on a vibrant small business and retail community. Nearly 96% of businesses in the city are small, contributing to a strong local identity and a diverse mix of restaurants, breweries, shops, and service providers. This balance of large employers, innovative startups, and locally owned businesses creates a well-rounded commercial ecosystem, making Fort Collins an exceptional location for investment, expansion, and long-term business success.

KEY INDUSTRY CLUSTERS



DEMOGRAPHIC HIGHLIGHTS

Fort Collins Region
Source: Esri.



Total Population (2026)

173,039



Total Households

70,593



Average Household Income

\$114,604



Median Age

32.9



Total Employees

97,056



Total Businesses

7,163

3665 CANAL DRIVE

UNIT C | FORT COLLINS, COLORADO 80524



TRAFFIC COUNTS

I-25 Corridor	61,000 VPD
Mulberry & NW Frontage Road Intersection	39,780 VPD

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