

1717

WILLOX COURT

FORT COLLINS, COLORADO



FOR SALE OR LEASE

Sale Price: \$1,500,000

Lease Rate: \$12.00/SF NNN

NNN: \$3.23/SF



**CUSHMAN &
WAKEFIELD**



// BUILDING SPECS

A versatile industrial property offering both ownership and leasing opportunities. Formally a helicopter manufacturing business, the property has ample power and functionality. Just minutes from College Avenue and major transportation routes, the property provides excellent accessibility for distribution, manufacturing, service, and warehouse users.

The building encompasses approximately 11,163 square feet, with a portion of the property currently leased, creating the potential for immediate income while allowing an owner-user to occupy the remaining available space. For tenants, up to 9,343 square feet of divisible warehouse space is available for lease, providing flexibility to accommodate a variety of operational needs.

BUILDING SIZE

11,163 SF

AVAILABLE TO LEASE

9,343 SF up to 11,163 SF
(current tenant on short term lease)

LOADING

(2) 10' x 10' OHD's
(1) 12' x 14' OHD

POWER

800 AMPS

SITE SIZE

0.75 Acres

YEAR BUILT / REMODELED

1972 / 1988

PARKING

20 Spaces

ZONING

Commercial Service District (C-S)



1717 Willox Court
Fort Collins, Colorado

// FLOOR PLAN

9,343 - 11,163 SF



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