



FOR SALE OR LEASE

516 NORTH HIGHWAY 287 FORT COLLINS, CO 80524

Sale Rate: \$2,750,000 (\$152/SF)

Lease Rate: \$10.00/SF NNN | Estimated NNN: \$4.18/SF

Industrial Spaces with a 10.5 AC Private Yard



516 NORTH HIGHWAY 287

FORT COLLINS, CO 80524

PROPERTY FEATURES

516 N Hwy 287 presents a rare industrial opportunity in Fort Collins with three buildings totaling 18,120 SF on 11.21 acres, including approximately 10.5 acres of fenced yard. The highly visible Highway 287 location offers excellent frontage, convenient access to Fort Collins and I-25, and strong connectivity throughout Northern Colorado. Offered at \$2,750,000.

Sale Rate: \$2,750,000 (\$152/SF)

Lease Rate:	\$10.00/SF NNN
	Estimated NNN: \$4.18/SF
Total Building Size:	Building 1 - 9,600 SF
	Building 2 - 6,000 SF
	Building 3 - 2,520 SF
Total Land Size:	11.21 AC
Built:	1995
Loading:	(5) 12x12 Overhead Doors
	(7) 10x12 Overhead Doors
Power:	3-Phase
Zoning:	PD - Planned Development Click for more information



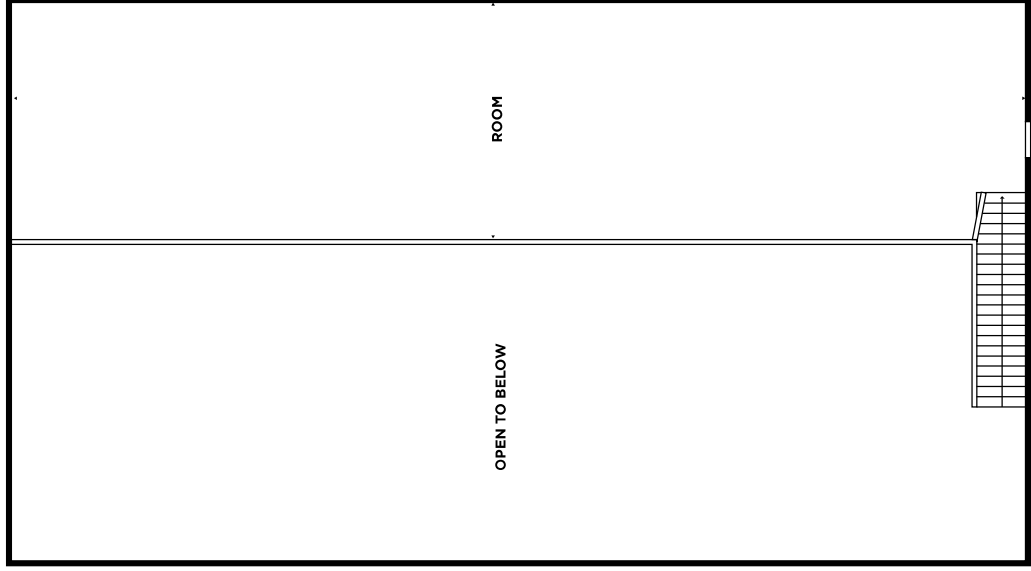
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FLOOR PLAN

BUILDING 1 - 1ST FLOOR



BUILDING 1 - 2ND FLOOR



516 NORTH HIGHWAY 287

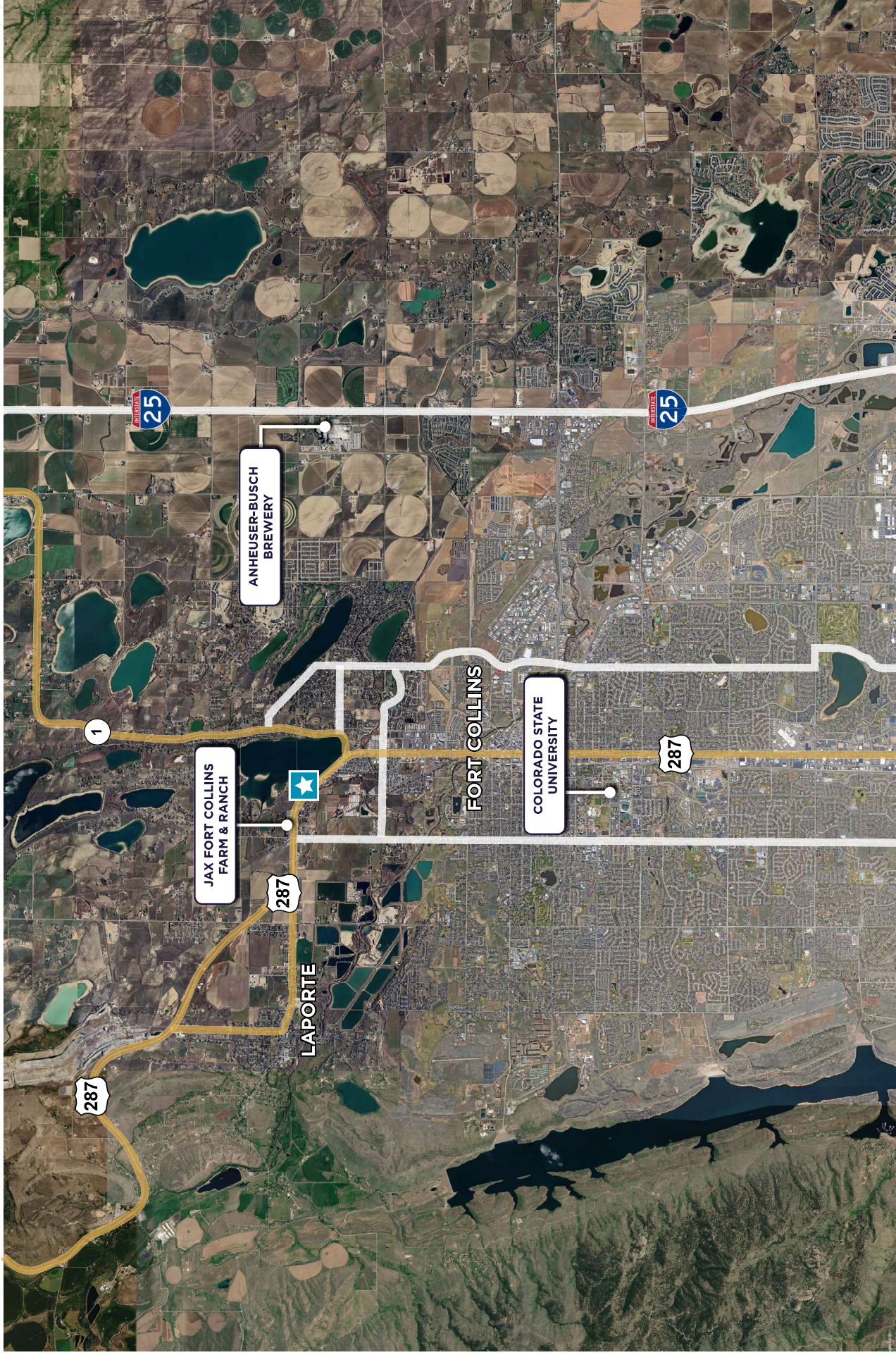
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SITE PLAN



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