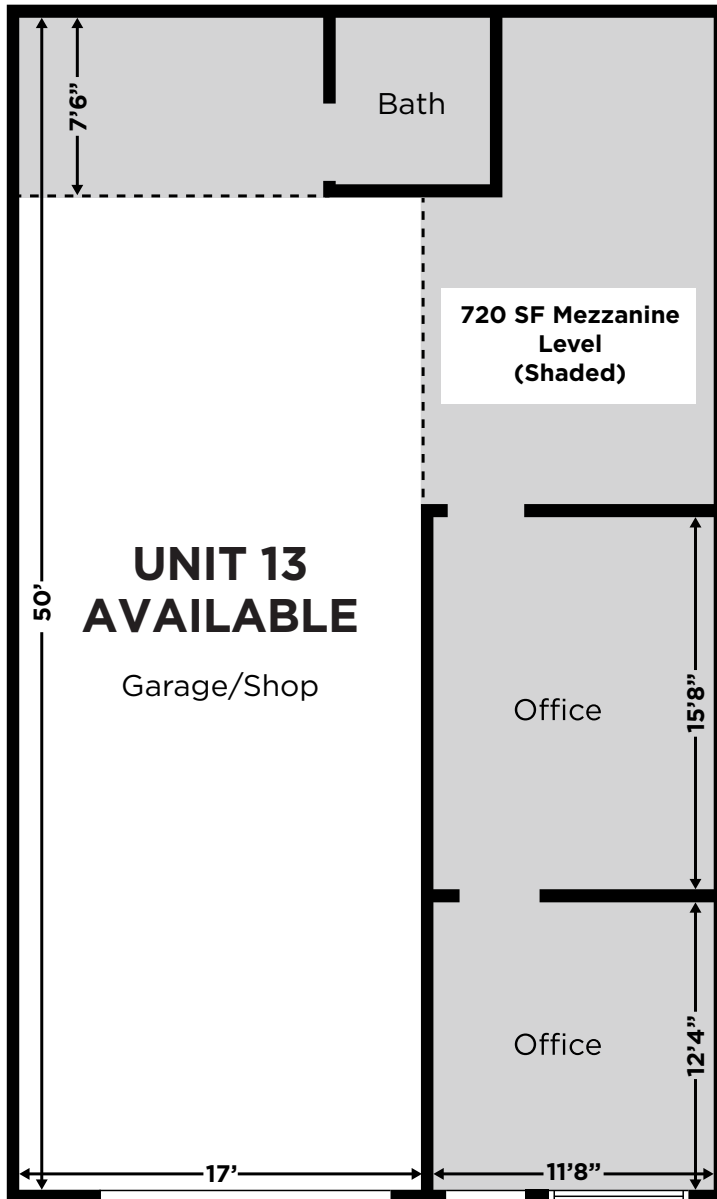


SUMMIT COMMERCIAL CENTER**AVAILABLE 1,500 SF INDUSTRIAL/FLEX CONDO****LEASE RATE: \$12.00/SF (NNN: \$7.96/SF)****SALE PRICE: \$375,000**

Unit 13 is configured with 2 offices, a restroom and approximately 70% open warehouse on the main level. There is a mezzanine storage area over the office that offers bonus square footage for small parts, inventory or other storage purposes. The warehouse is served by a 12' x 12' drive in door, with ceiling height in the warehouse of approximately 14'.

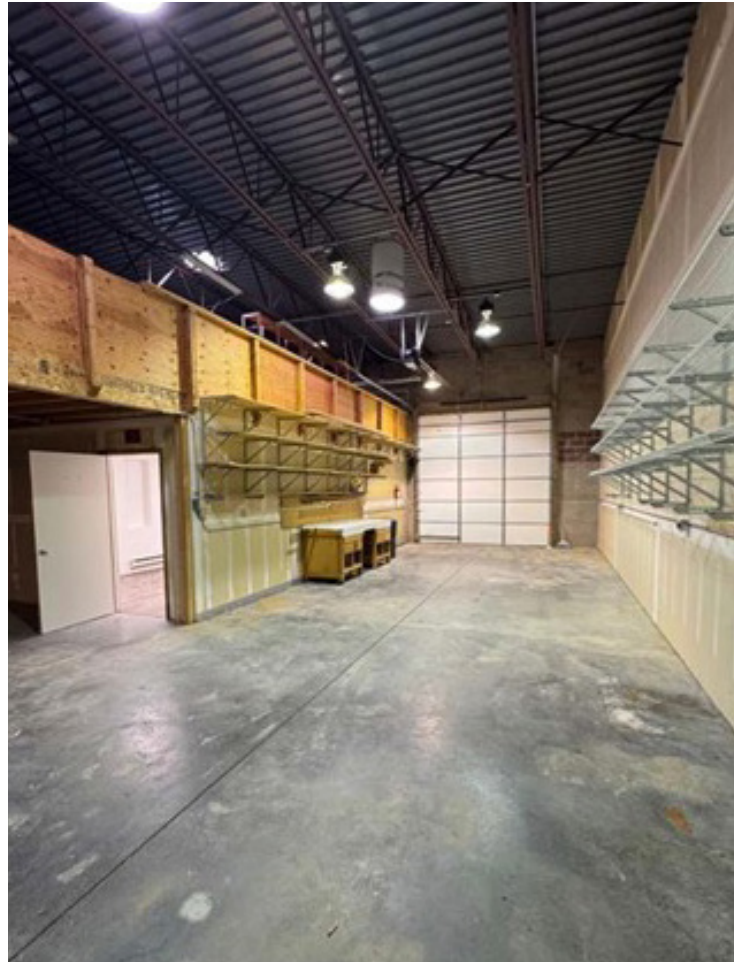
Available December 1, 2026.

PROPERTY FEATURES**14'
Clear Height****1999
YOC****(1) 12' x 12' OHD
(per unit)
Loading****IL - Industrial Light
Zoning**

FLOOR PLAN

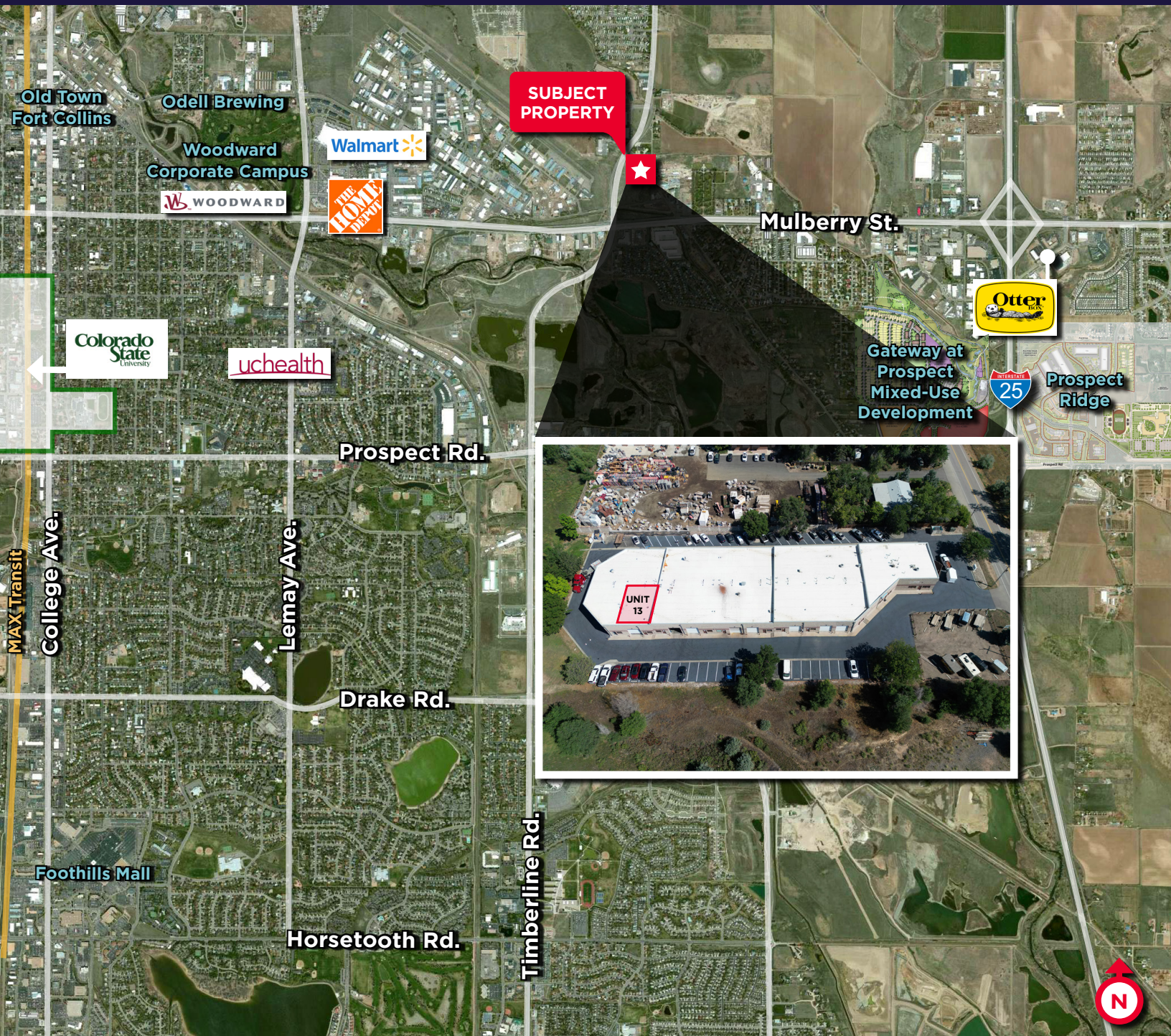
12'x12' Overhead Door

- 2 offices, restroom
- Base board heat
- Framed mezzanine as shown
- 12' x 12' OHD w/opener
- 3 Phase, 220v power



309 S. SUMMIT VIEW DRIVE | UNIT #13

FORT COLLINS, COLORADO 80524



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