1212 RIVERSIDE AVE. FORT COLLINS, COLORADO 80524





1212 Riverside Avenue is located just east of downtown Fort Collins and just west of I-25. This building is a functional, open plan with many uses, affordable, and close to numerous amenities. Recent renovations amplify the prominent visibility and establish this building to be a distinguished Fort Collins address. With the modern addition of high ceilings with exposed metal deck and HVAC, new windows offering 2nd level views of the Poudre River, downtown Fort Collins and the Front Range mountains, and cutting-edge materials, you will want to be a part of this exciting opportunity. This property is located on Riverside Avenue near the intersection of Lemay Avenue and Riverside Avenue.



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Conceptual Floor Plans 144.2' aramark) 56.6' **WAREHOUSE** Dock-High Door 8,673 SF 9,377 SF **TENANT 3** 2,182 SF 42.189 SF **BUILDING SIZE** SAUNDERS SITE SIZE 92.296 SF VAN 7,715/SF = **AVAILABLE** 19,078 Total SF ACCESSIBLE **TENANT 2 DIVISIBLE** 2.182 SF **TENANT 1** 2,657 SF YOC/YOR 1974/2020 3,757 SF 144.5 33 + Over 200 spaces **PARKING** of overflow parking 47.7 **SPACES** next door and across the street **ZONING Industrial District RAIL SERVED** Rail spur (TYP) 277/480 Volts. SECOND FLOOR **POWER** 1,809 SF 1,200 Amps **WATER TAP** 2 Inch Utilities **LOADING** Yes **DOCK**

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