

1305 DUFF DRIVE #7
FORT COLLINS, CO 80524



Suite 7
2,437 SF

Lease Rate
\$13.00 / SF NNN

NNN Rate
\$6.14 / SF

INDUSTRIAL / FLEX SPACE WITH MEZZANINE NEAR OLD TOWN FORT COLLINS

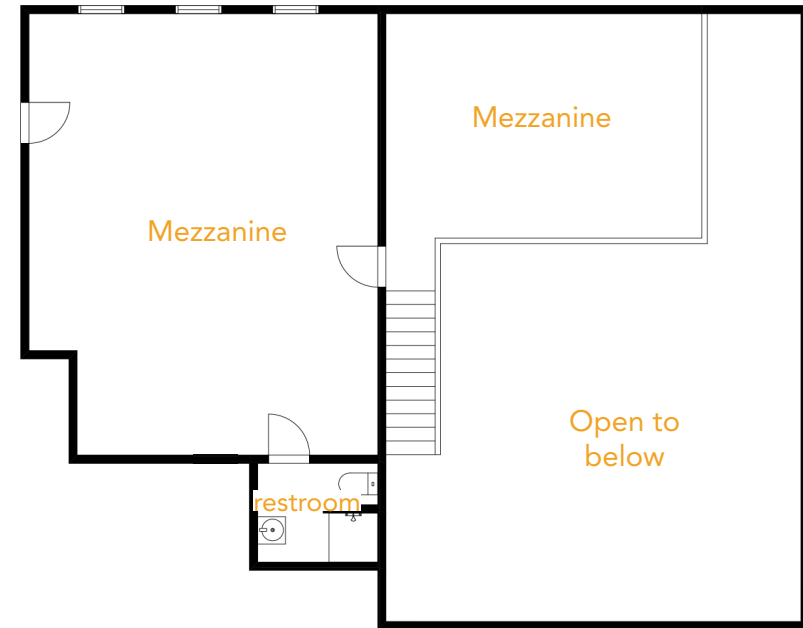
- Regional location with quick access to Interstate 25 and downtown on Mulberry corridor
- Multiple private offices, industrial warehouse with 12' overhead door and 3 phase power, 100 amps
 - Additional large loft area with conveyor belt and enclosed room for storage
 - Monument and building signage available
 - Available May 1, 2024



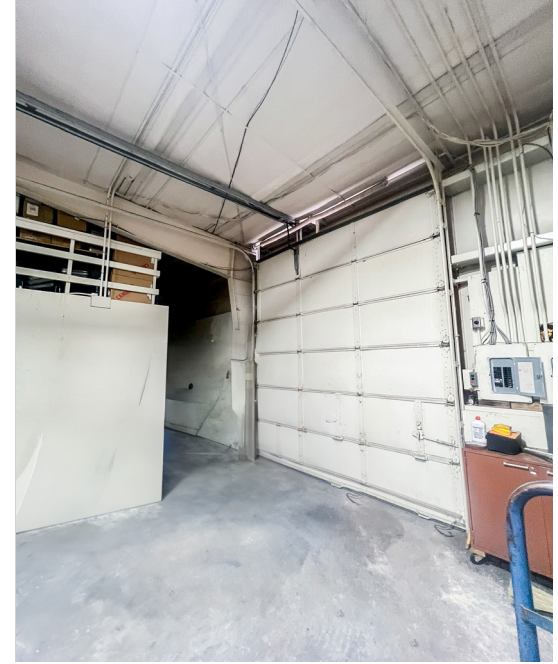
MAIN LEVEL



MEZZANINE

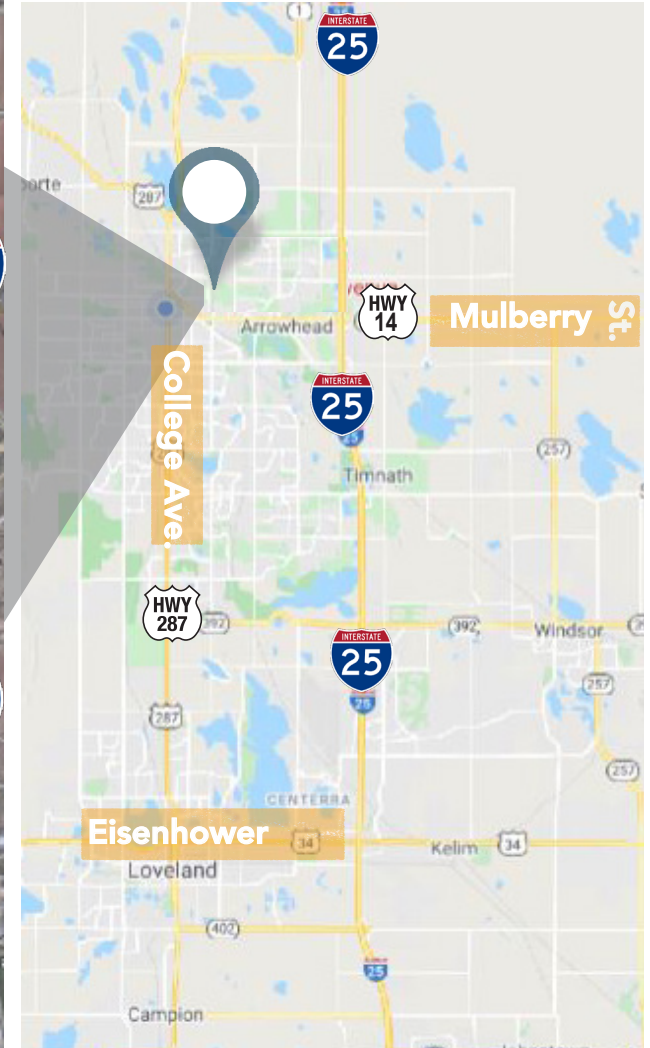
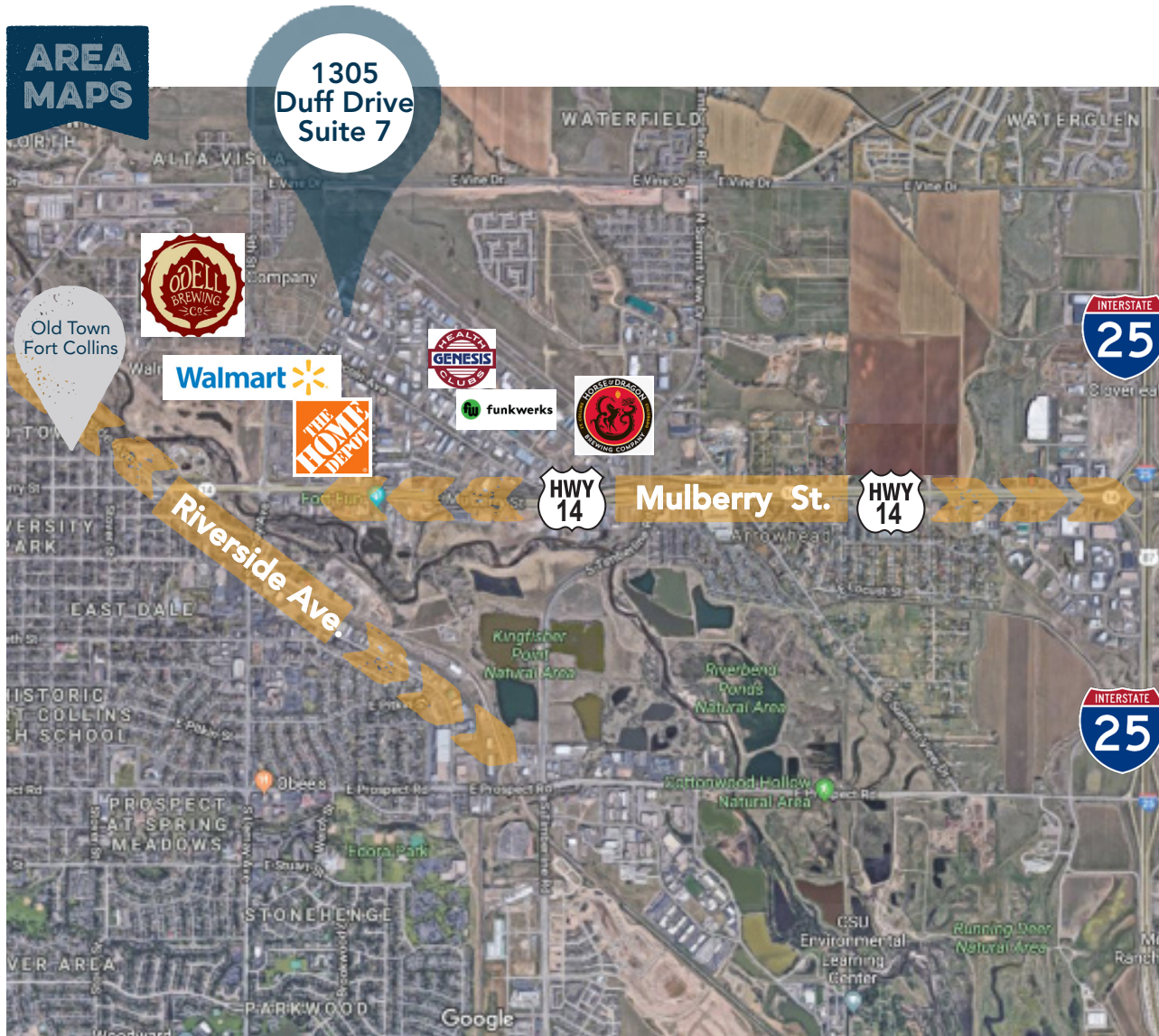


Information contained herein is not guaranteed. Potential land purchasers and tenants are advised to verify all information. Price, terms and information are subject to change.



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AREA MAPS



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The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.