



Unit 1

2,496 RSF  
*approx.*

Lease Rate

\$12.00 / SF NNN

NNN Rate

\$3.50 / SF  
*Water/Sewer Included*

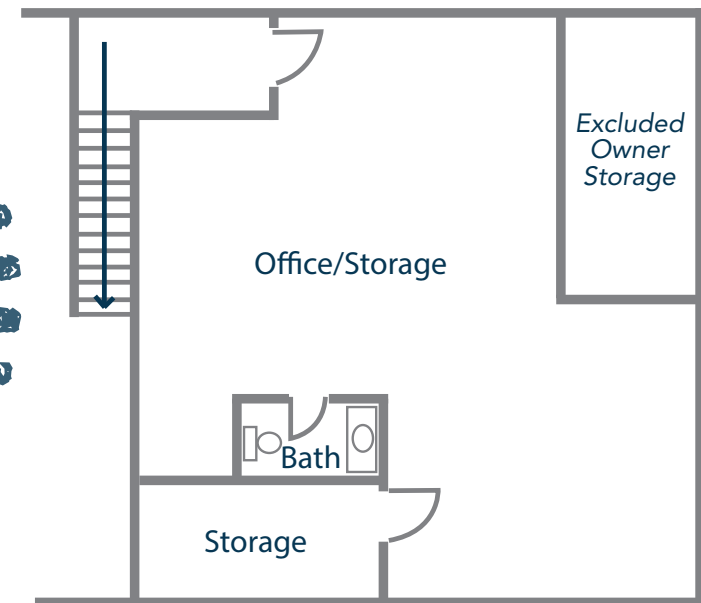
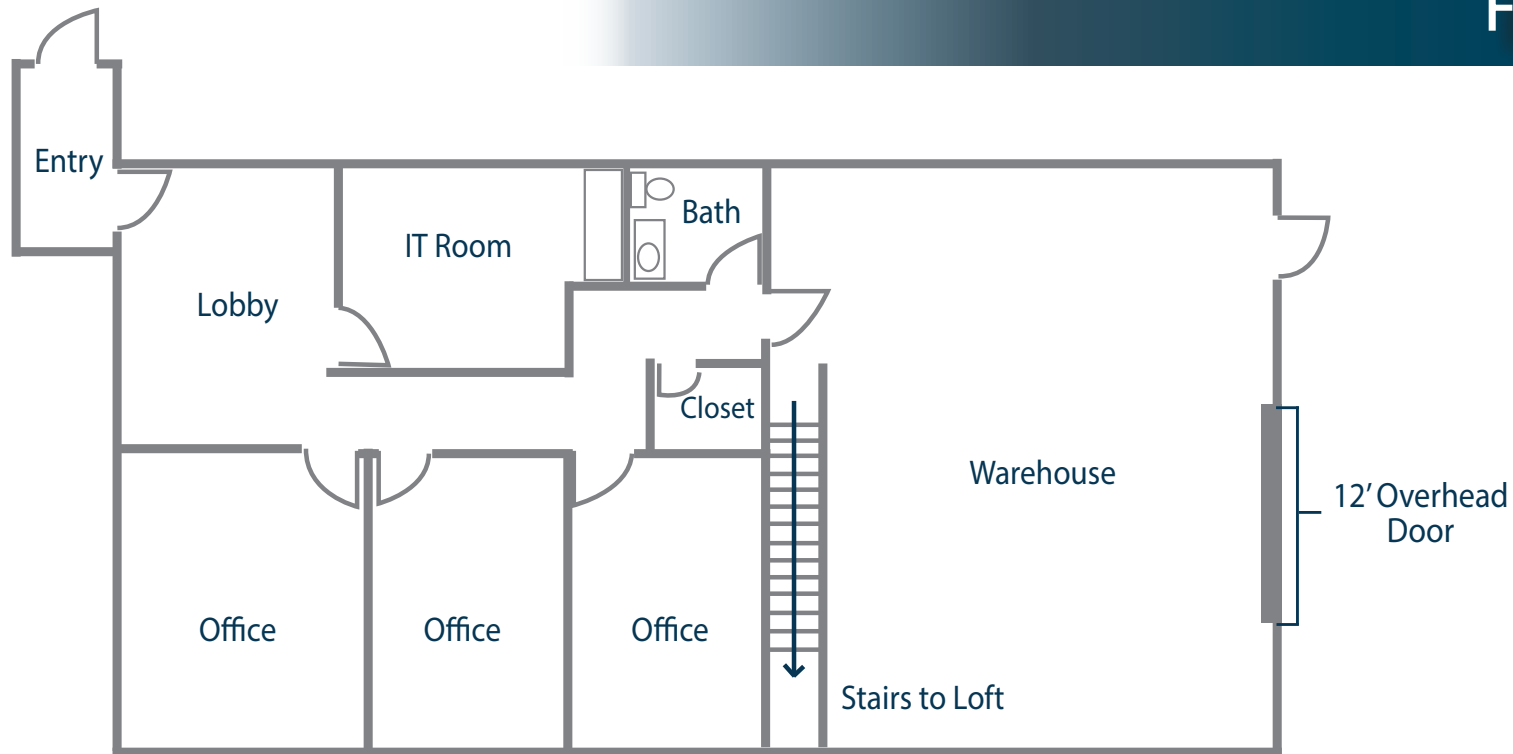
*NICELY FINISHED INDUSTRIAL / FLEX SPACE NEAR OLD TOWN FORT COLLINS*

- Regional Location with Quick Access to Interstate 25 and Downtown on Mulberry Corridor
- Office includes Lobby, IT Room, Three Private Offices, Storage and Restrooms
- Industrial Warehouse with 12' overhead door, 14' clear height, and 3 Phase Power
- Large Office Space with Conference Room
- Monument and Building Signage Available
- Designated Parking Spots

1305 DUFF DRIVE  
FORT COLLINS, CO 80524

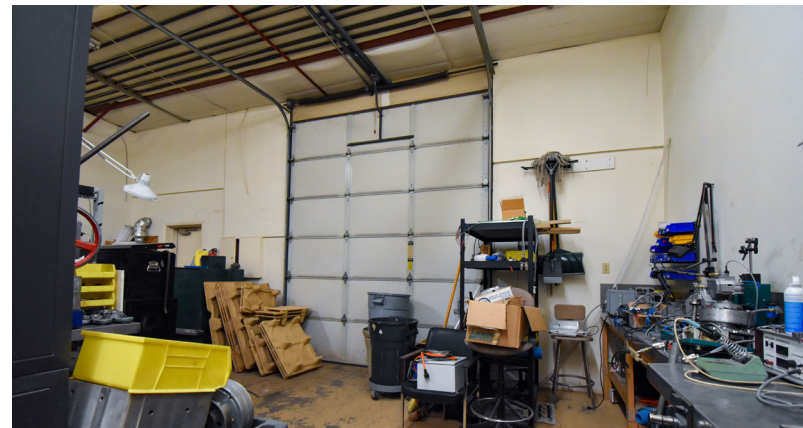


# FLOOR PLAN



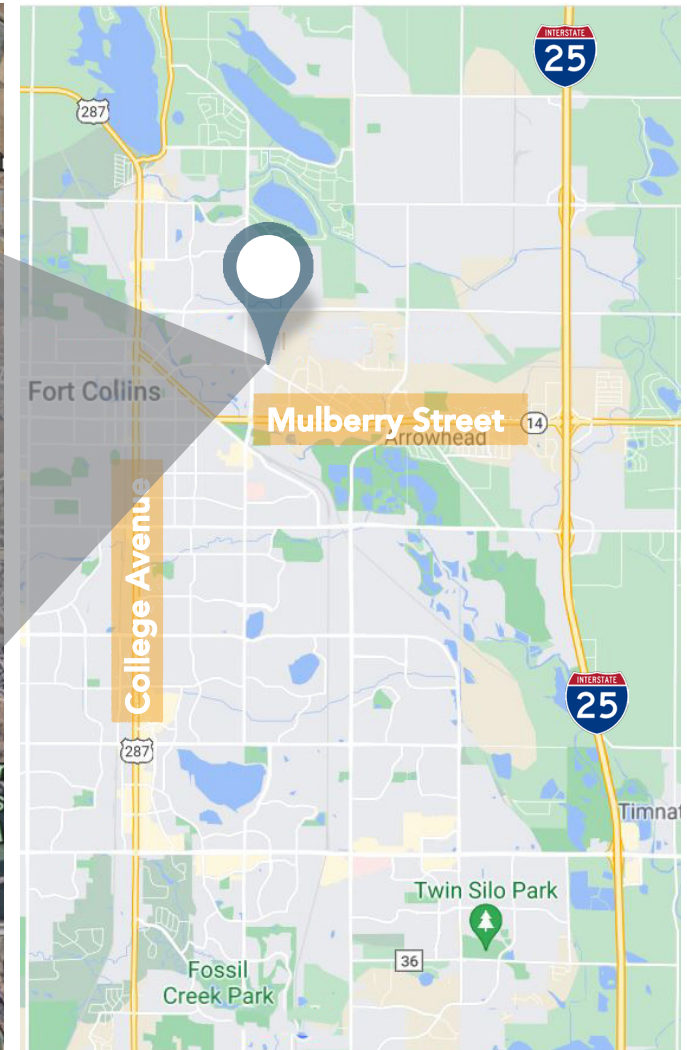


# PROPERTY PHOTOS





# AREA MAPS



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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