

Space Available:

5,000 – 33,250 SF

Sublease Rate:

\$11.50/SF

NNN Rate:

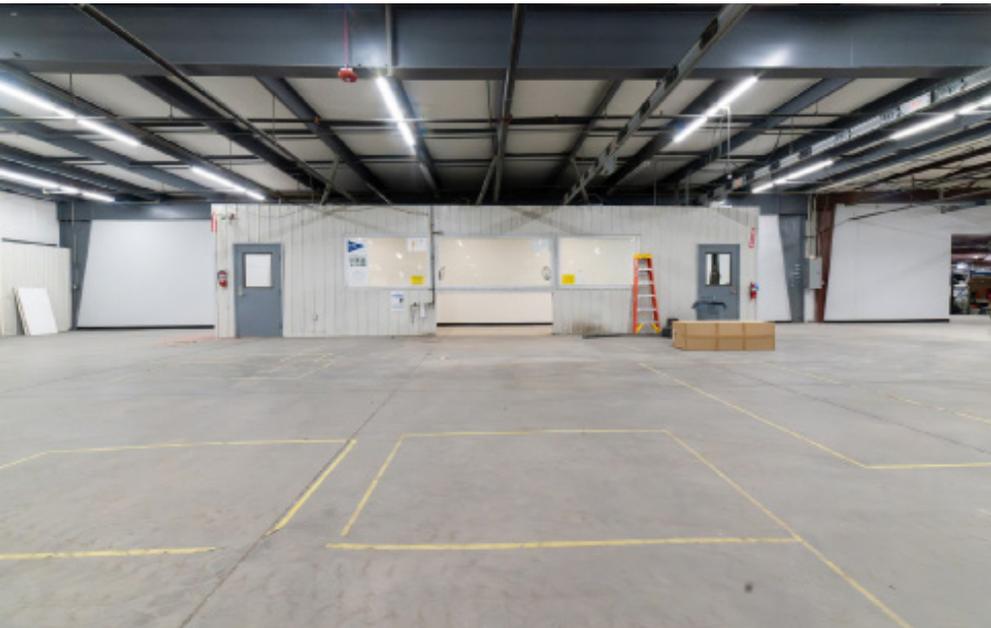
\$2.25/SF

*NEWLY UPDATED INDUSTRIAL/FLEX WAREHOUSE FOR SUBLEASE*

- Unit consists of large open warehouse space, common restrooms, and common breakroom/kitchenette
- NEW updates: heating system, thermostats, LED lights, sprinklers, high-speed fiber internet, and smoke alarms
- (2) 10' loading docks and (1) 14' overhead drive-in door
- Power: 3-Phase, 1,200 Amp, 277/480 Volt
- Zoned industrial
- Clear height: 14'

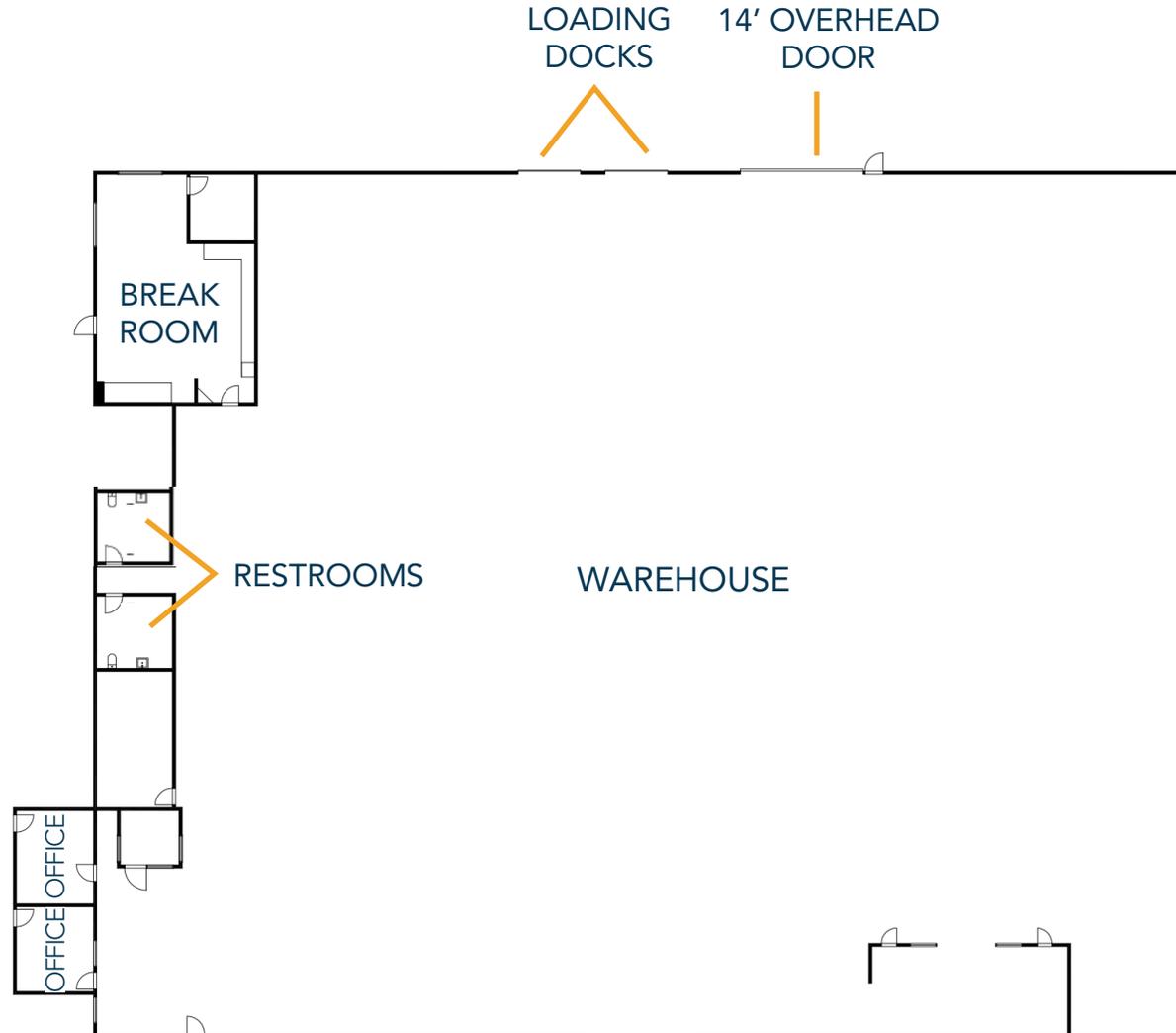


# PROPERTY PHOTOS



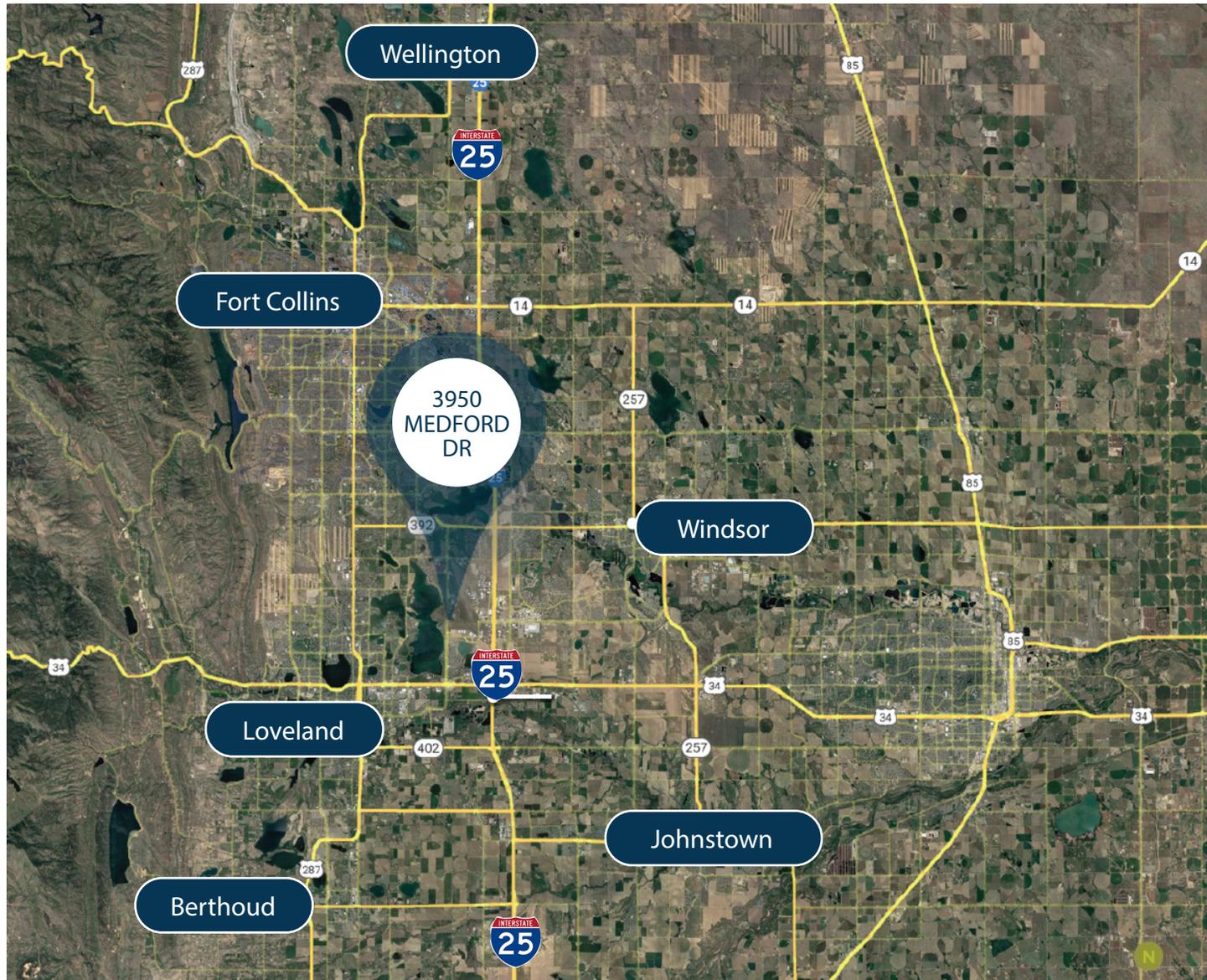


# FLOORPLAN



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.

# REGIONAL MAP



125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • [www.waypointRE.com](http://www.waypointRE.com)

MARC ROBSON

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.

# LOCAL MAP



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