

1305 DUFF DRIVE #7
FORT COLLINS, CO 80524



waypoint
REAL ESTATE

Suite 7
2,437 SF

Lease Rate
\$12.00 / SF NNN

NNN Rate
\$6.57 / SF
2025 estimate

INDUSTRIAL / FLEX SPACE WITH MEZZANINE NEAR OLD TOWN FORT COLLINS

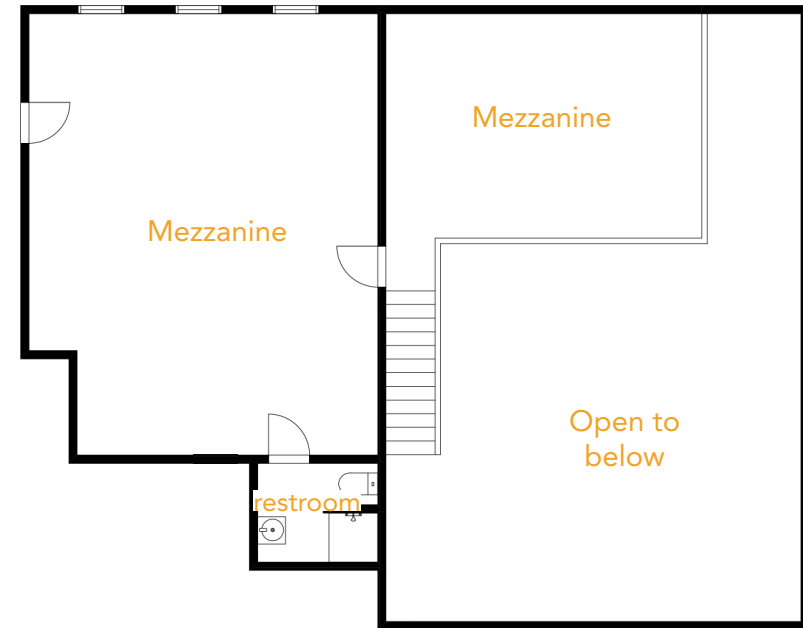
- Regional location with quick access to Interstate 25 and downtown on Mulberry corridor
- Multiple private offices, industrial warehouse with 12' overhead door and 3 phase power, 100 amps
 - Additional large loft area with conveyor belt and enclosed room for storage
 - Monument and building signage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



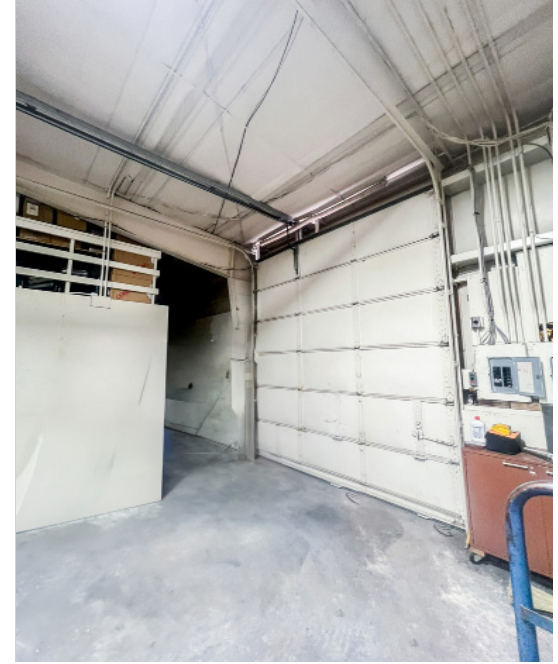
MAIN LEVEL



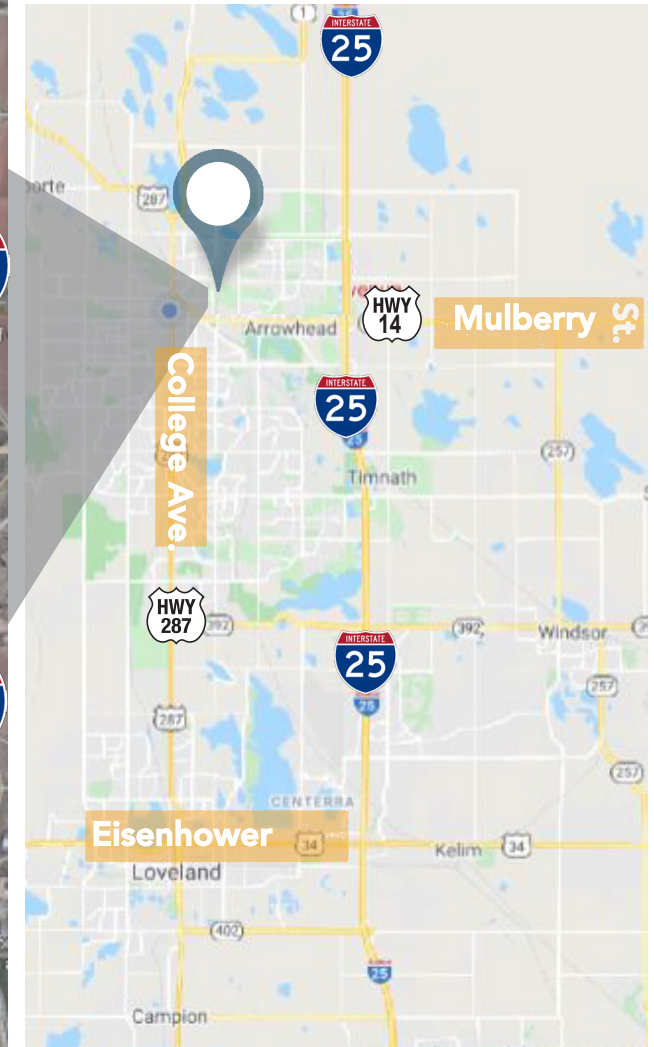
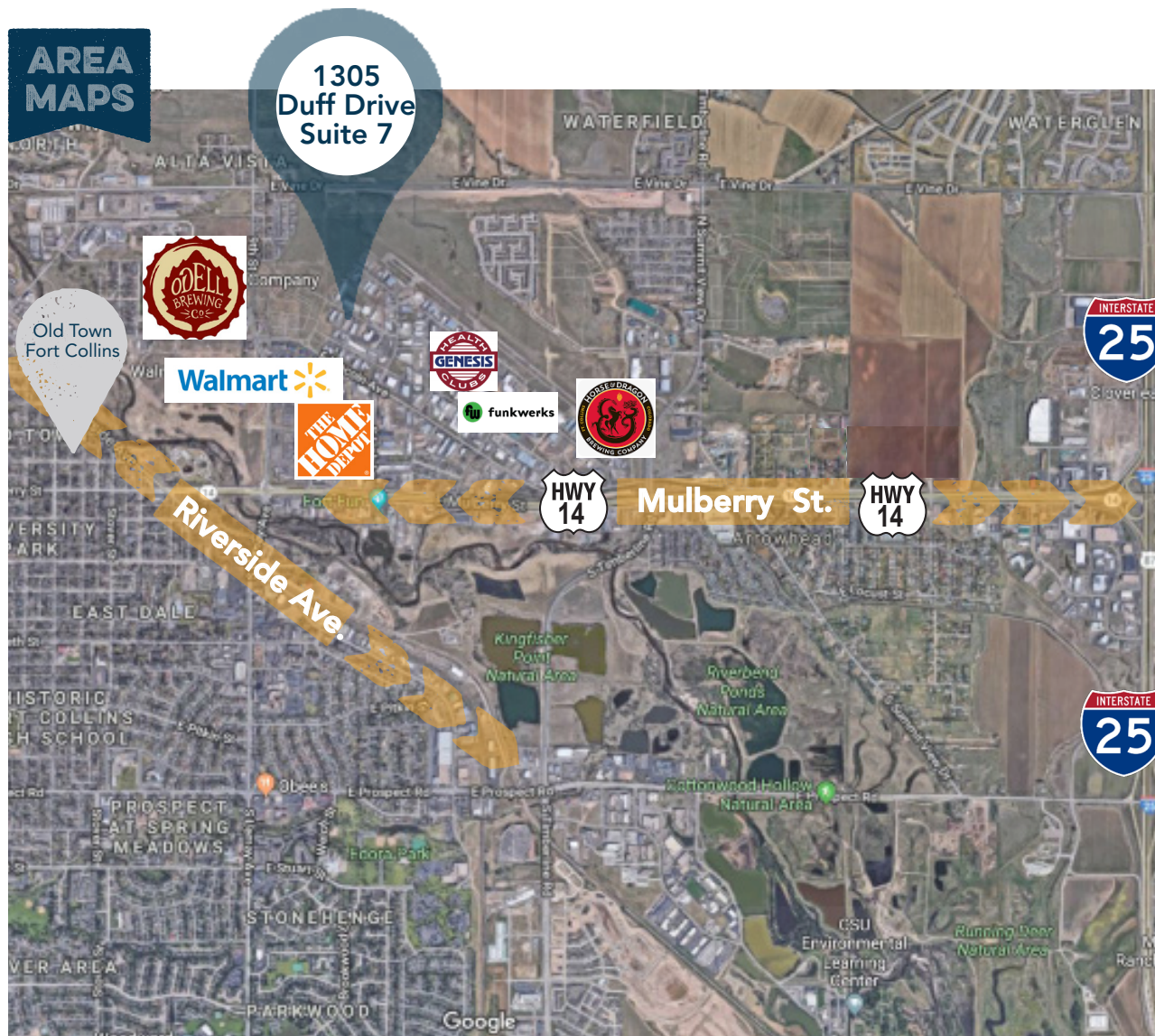
MEZZANINE



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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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.