

1305 DUFF DRIVE  
FORT COLLINS, CO 80524



Suite 5

1,827 SF

Lease Rate

\$12.50 / SF NNN

NNN Rate

\$5.84 / SF

*\*Estimate - 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
- Private Office Space, Industrial Warehouse with 12' overhead door, 14' clear height, and 3 Phase Power
- Monument and Building Signage Available
- Additional Loft Area for Extra Storage

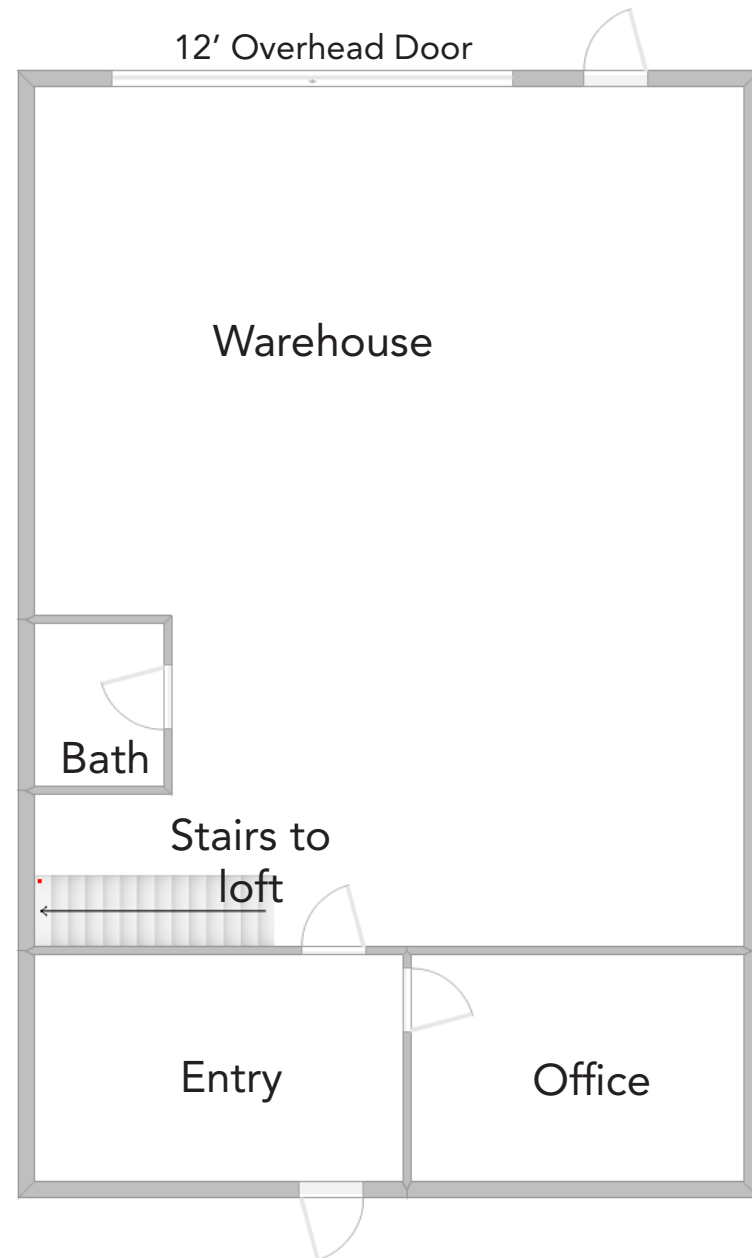
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## Property Photos



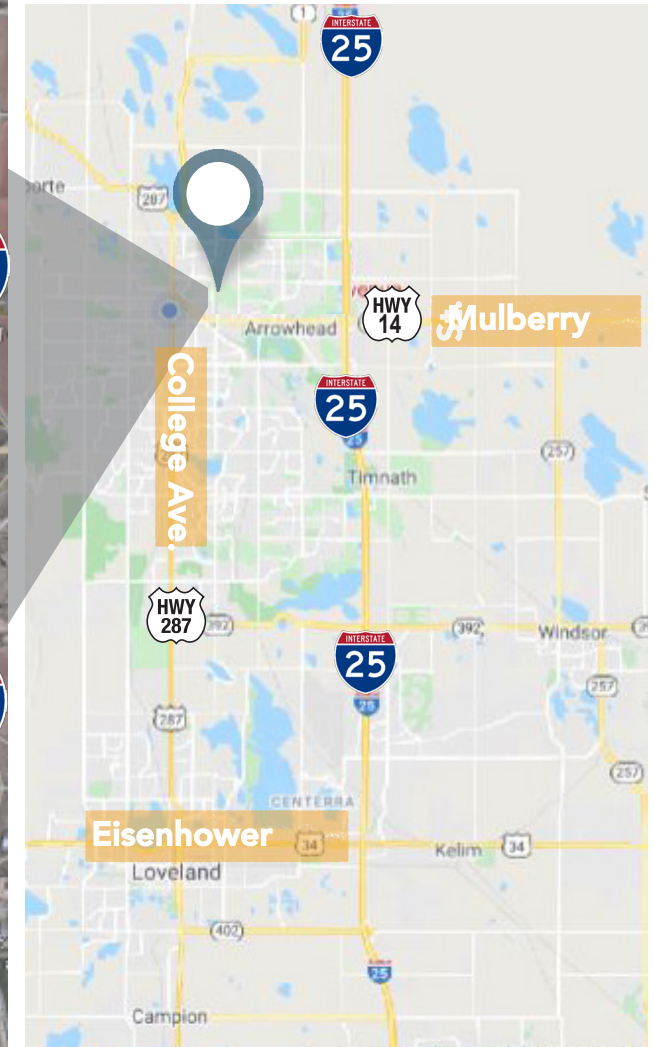
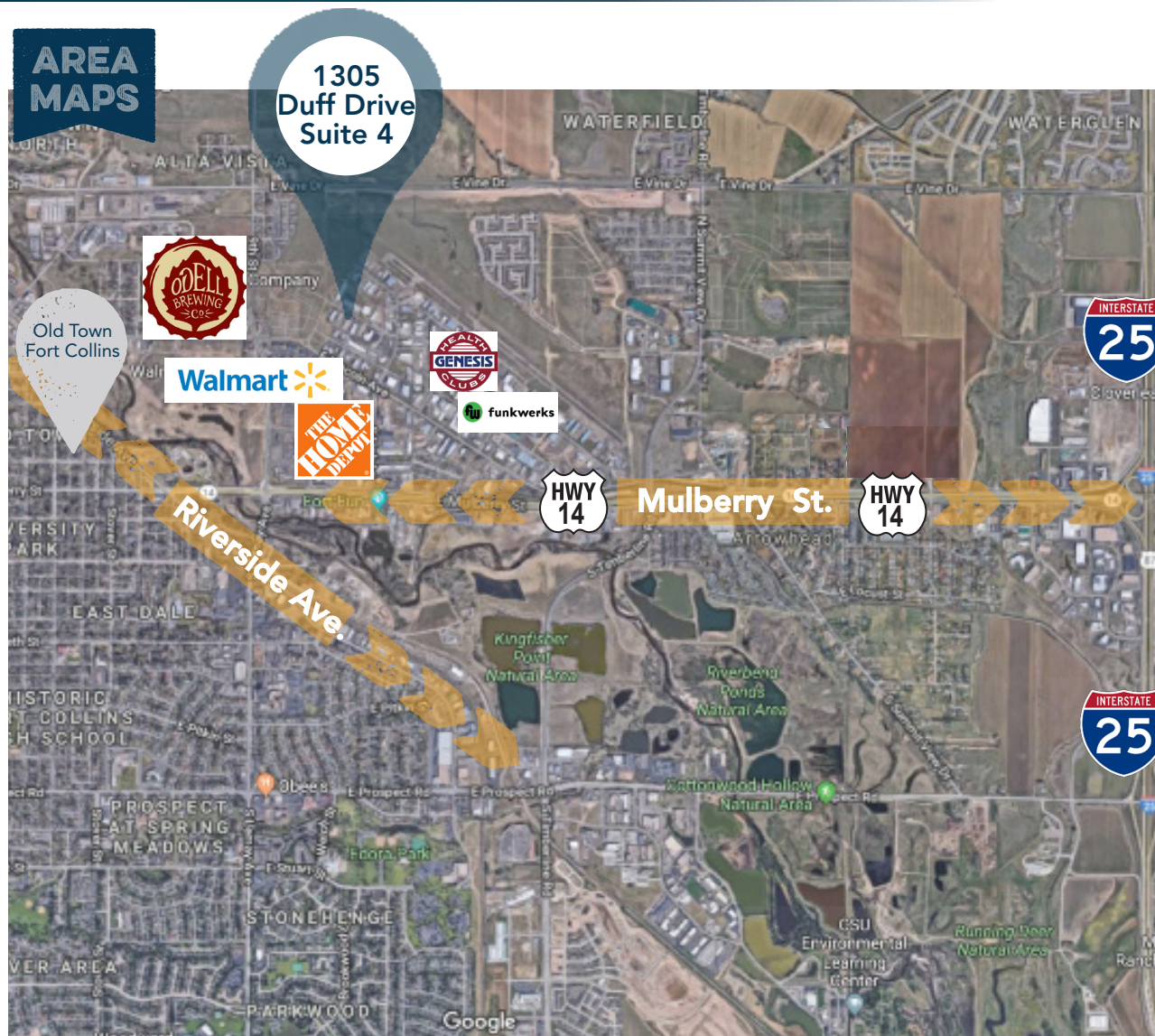
## FLOOR PLAN



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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