



Space Available: **8,000 SF**  
Warehouse: 6,000 SF  
Retail/Office: 2,000 SF

Lease Rate: **\$12.50 / SF NNN**

NNN Rate: **\$4.48 / SF** (2024 estimate)

- Large retail/warehouse with private offices and restrooms
- 2 overhead doors & loading dock
- Unit is not sprinkled
- Central Fort Collins location



**121 COMMERCE DR.**  
**FORT COLLINS, CO 80524**

**OH DOOR: 12' x 14'**

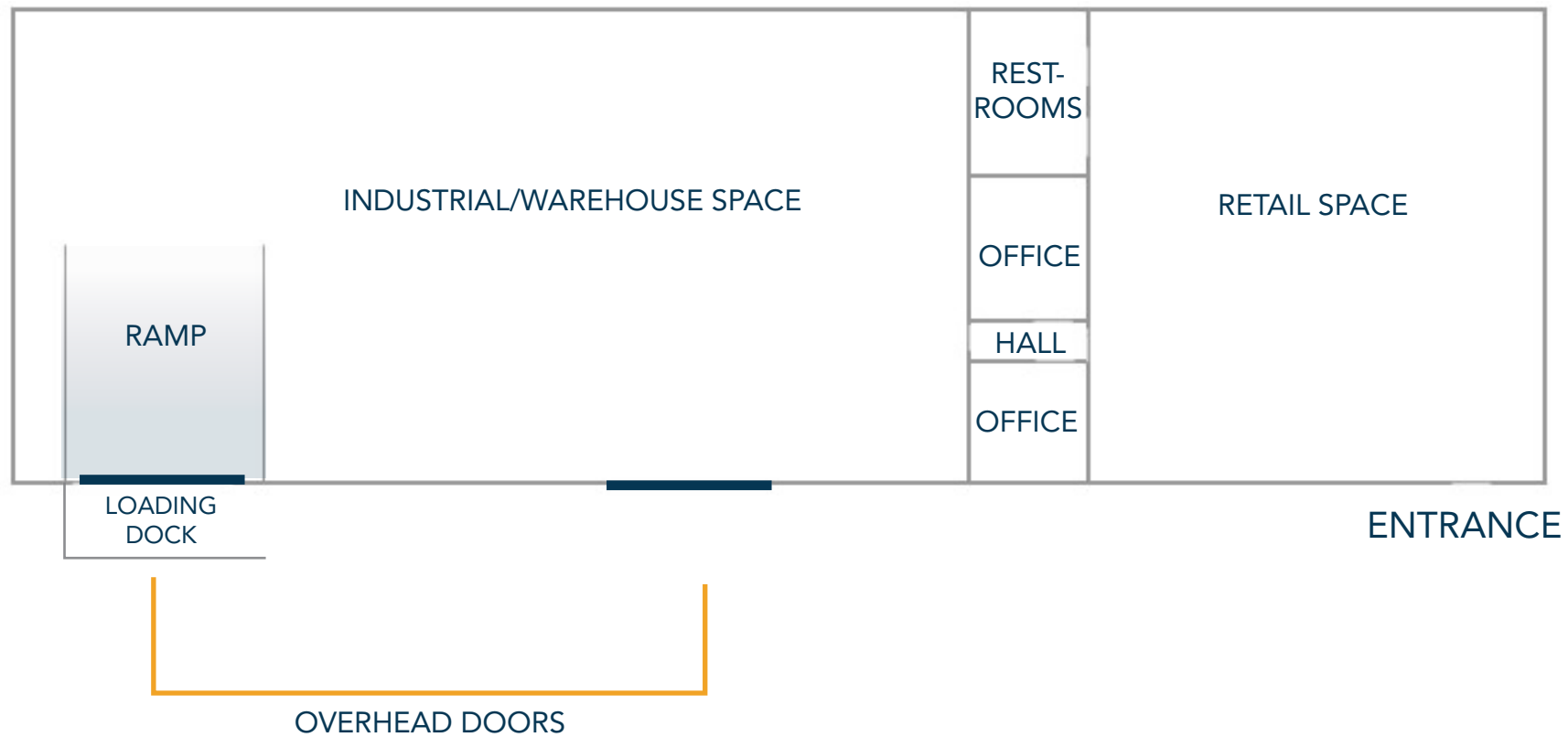
**DOCK OH DOOR: 12' x 10'**

**CLEAR HEIGHT:**  
**HIGH POINT 20' / LOW POINT 18'**



# PROPERTY PHOTOS







## 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.