



Space
Available:

2,880 SF

Lease Rate:

\$18.00/SF NNN

NNN Rate:

\$5.50/SF
(2023 estimate)

LARGE RETAIL/WAREHOUSE PROPERTY FOR LEASE ON COLLEGE AVE

- Property consists of a reception area, office, open warehouse space, and private restroom
- Warehouse space includes mezzanine, floor drain, shop sink, and restroom with shower
- 2 Overhead Doors - (1) 10'x10' and (1) 12'x14'
- Large rear yard for parking/storage



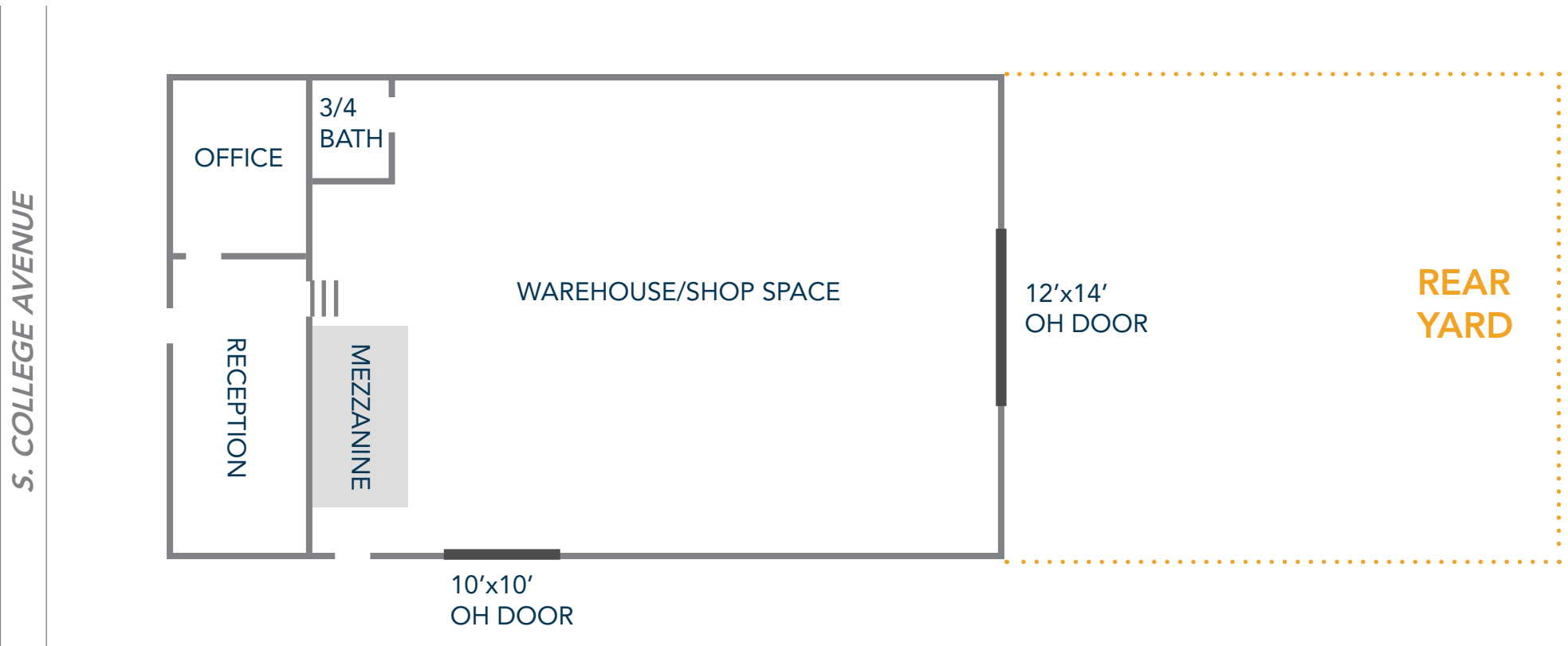
6322 S. COLLEGE AVE
FORT COLLINS, CO 80525

PROPERTY PHOTOS



FLOOR PLAN

- Clear height: 12'
- Ceiling height: 14'7"
- Mezzanine: 11'2" x 7'8" x 8'



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REAL ESTATE

SITE MAP





CONTACT: Nick Norton, CCIM • 970-213-3116 • nnorton@waypointRE.com

Jake Arnold • 970-294-5331 • jarnold@waypointRE.com

