



102 ROME CT
FORT COLLINS, CO 80524

Space Available: **9,840 SF** | 1.015 Acres
Future Expansion of 4,320 SF

Sale Price: **\$2,275,000 (\$231.20/SF)**

OFFICE AND WAREHOUSE ON 1+ ACRE WITH EXPANSION POTENTIAL

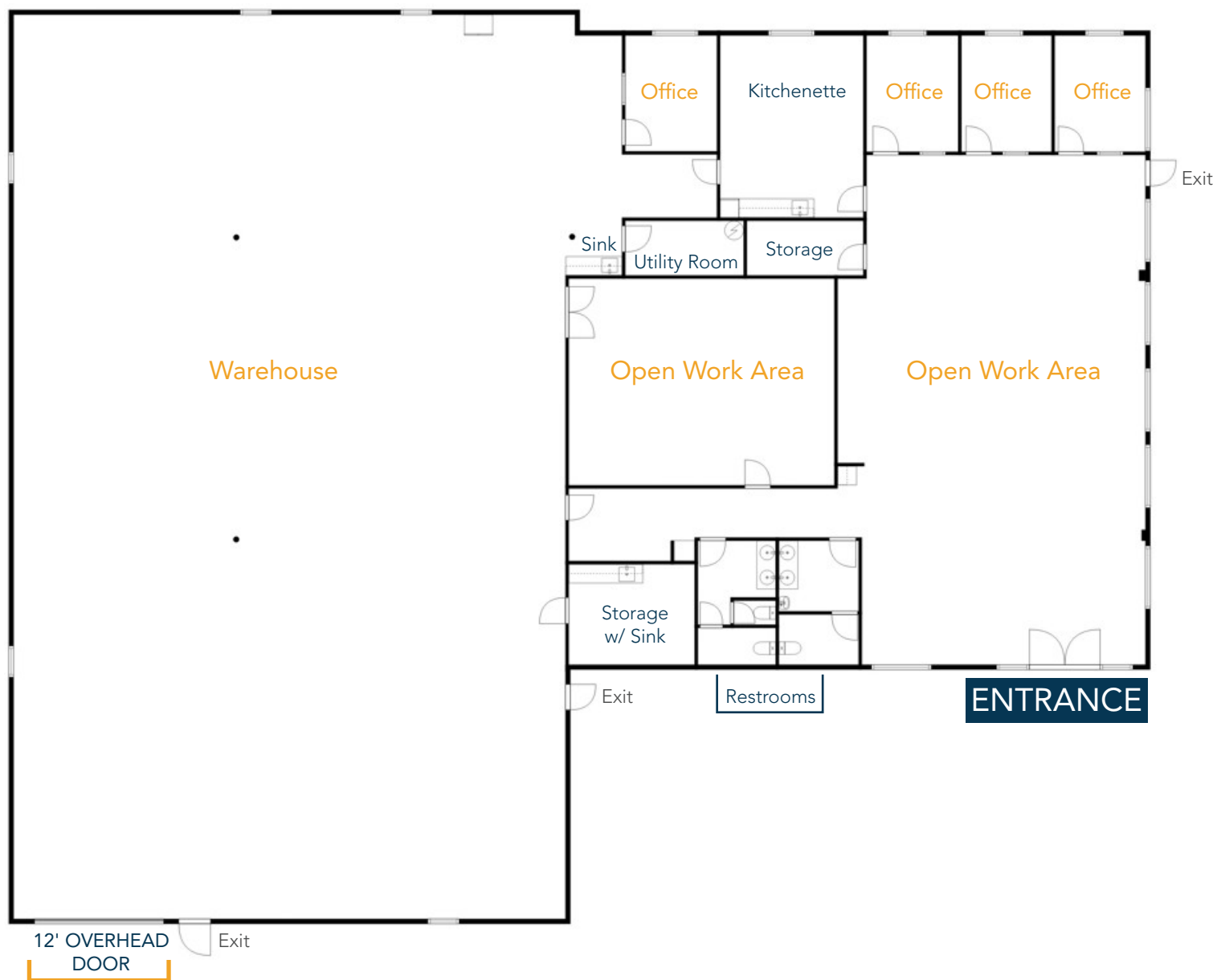
- Multiple spacious open work areas, 4 private offices, private restrooms, and multiple storage rooms including a utility/server room, large kitchenette, and 2 wash areas.
- Large warehouse with a 12' overhead door and 240V, 3-phase electrical service.
- Equipped with Cat 5 ethernet and wireless connectivity, 4 rooftop HVAC units, LED lighting, a fire sprinkler system, and an alarm system with door and motion sensors.
- 33 dedicated parking spaces and an inground landscaping sprinkler system.



PROPERTY PHOTOS



FLOORPLAN



AREA MAP



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

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

NICK NORTON, CCIM / JAKE ARNOLD

125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • www.waypointRE.com

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.