

3201 E MULBERRY ST  
SUITE S

FORT COLLINS, CO 80524

14' Overhead Door  
16' Clear Height  
125A 3-Phase Power  
Fully Built-Out Mezzanine Suite



Size | Suite S  
**3,135 SF**

Sale Price  
**\$689,700**  
(\$220/SF)

*INDUSTRIAL CONDO FOR SALE NEAR OLD TOWN FORT COLLINS*

- Flexible industrial space with well-appointed mezzanine in a high-demand Mulberry corridor location.
- Mezzanine space is beautifully finished and includes a full kitchen and a bathroom with a shower.
- Industrial space features include 16' clear height, (1) 14' overhead door, 125A 3-phase power, floor drains, and a fire suppression system.
- Prime access to I-25, Old Town Fort Collins, and regional business hubs.
- Zoned Planned Development (PD) through Larimer County—ideal for a range of business uses.
- Shared parking lot.
- Building and monument signage.
- Clean, move-in-ready space available immediately.





# PROPERTY PHOTOS — EXTERIOR





# PROPERTY PHOTOS — INTERIOR INDUSTRIAL SPACE

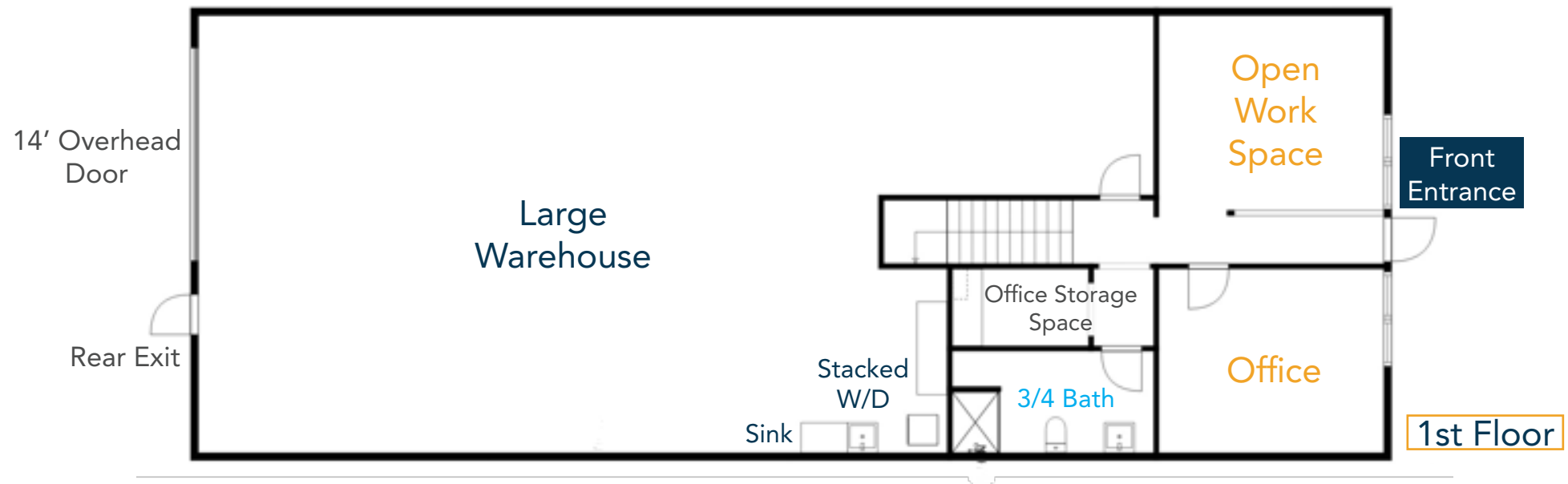
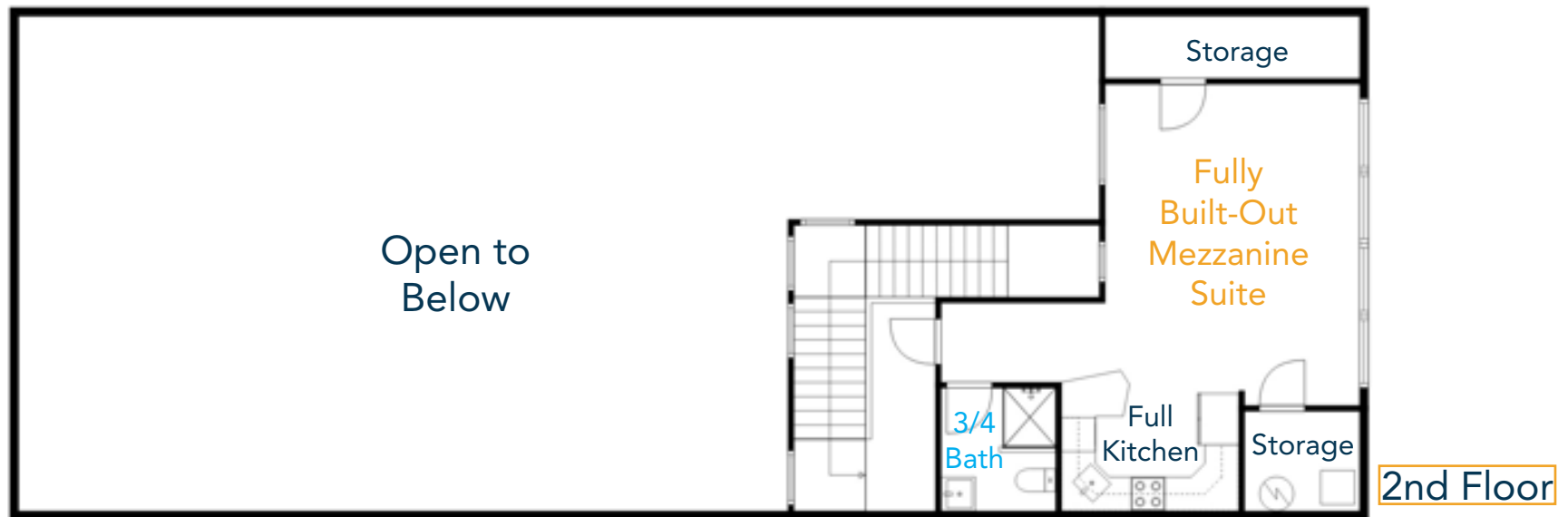




# PROPERTY PHOTOS — MEZZANINE SPACE

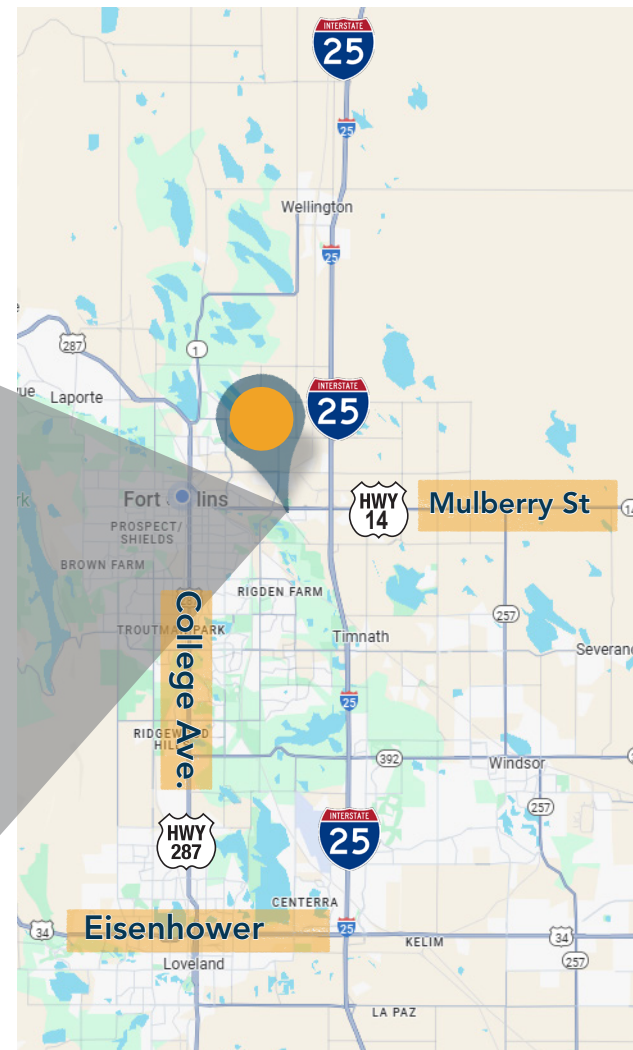






Information contained herein is not guaranteed. Potential purchasers and tenants are advised to verify all information. Price, terms and information are subject to change.

# AREA MAP



Information contained herein is not guaranteed. Potential purchasers and tenants are advised to verify all information. Price, terms and information are subject to change.



**CONTACT:** Brian Smerud, CCIM • 970-415-0538 • [bsmerud@waypointRE.com](mailto:bsmerud@waypointRE.com)  
David Katz, CCIM • 970-481-5808 • [dkatz@waypointRE.com](mailto:dkatz@waypointRE.com)

BRIAN SMERUD, CCIM / DAVID KATZ, CCIM  
125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • [www.waypointRE.com](http://www.waypointRE.com)