

1305 DUFF DRIVE  
FORT COLLINS, CO 80524



Suite 6

Lease Rate

NNN Rate

1,827 SF \$11.00 / SF NNN

\$4.63 / 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
  - Additional Large Loft Area with Enclosed Room for Storage
  - Monument and Building Signage Available
  - Designated Parking Spots

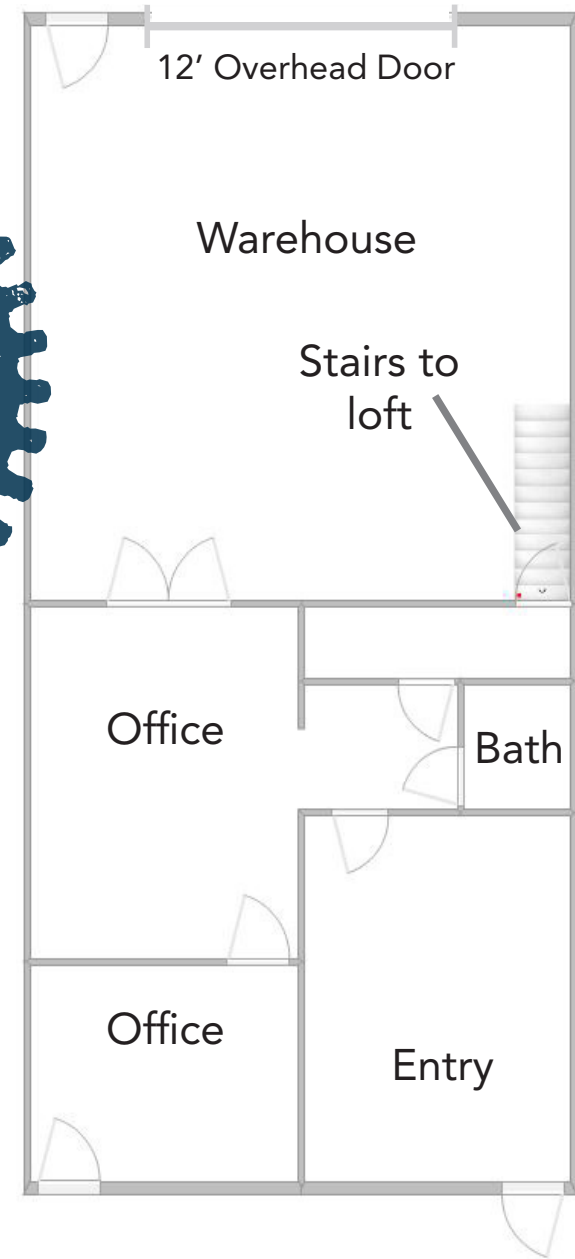




## Property Photos



## FLOOR PLAN

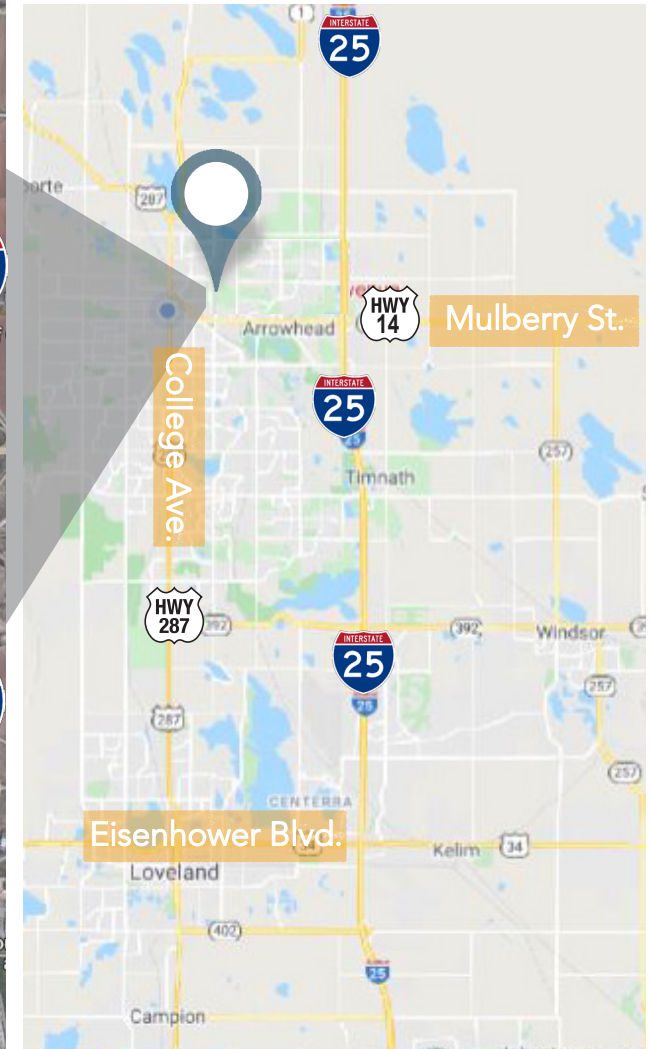
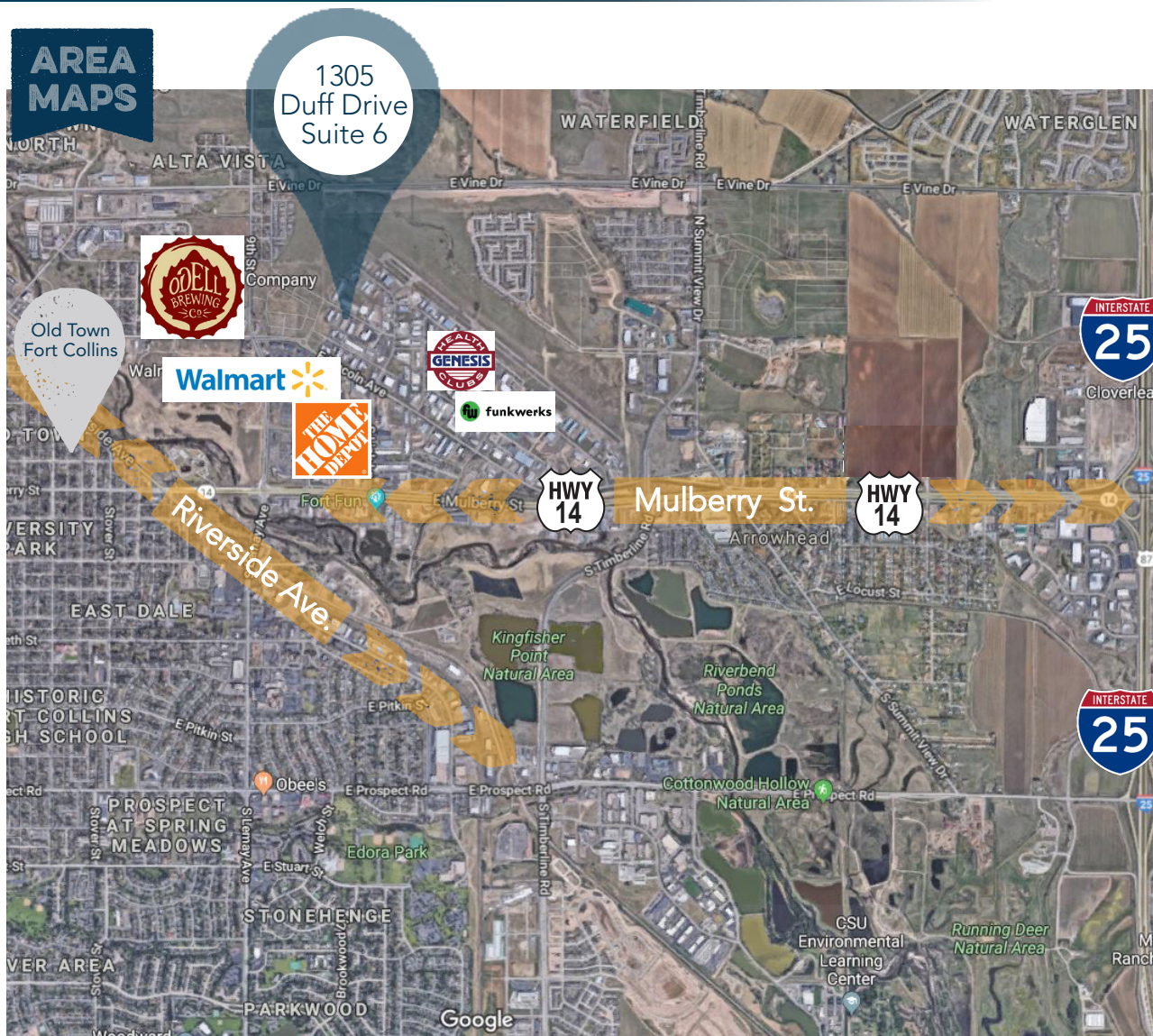


Information contained herein is not guaranteed. Potential land purchasers and tenants are advised to verify all information. Price, terms and information are subject to change.





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