



1312 BLUE SPRUCE DR.
FORT COLLINS, CO

Unit #6:
2,000 SF

Lease Rate:
\$11.50/SF

NNN Rate:
\$5.31/SF

*Includes water & sewer
(2025 estimate)*

INDUSTRIAL UNIT WITH MULTIPLE OFFICES FOR LEASE

- Unit consists of warehouse space with 12' overhead door, reception area, 3 offices, private restroom, and multiple points of secure storage
- A/C in offices
- Power: 3-Phase / 200amp
- Monument signage available



UNIT 6 PHOTOS



UNIT LAYOUT

