



1805 E LINCOLN AVE  
UNIT #A1  
FORT COLLINS, CO 80524

Suite A1

Lease Rate

NNN Rate

2,100 SF

\$13.00 / SF NNN

\$7.05 / SF

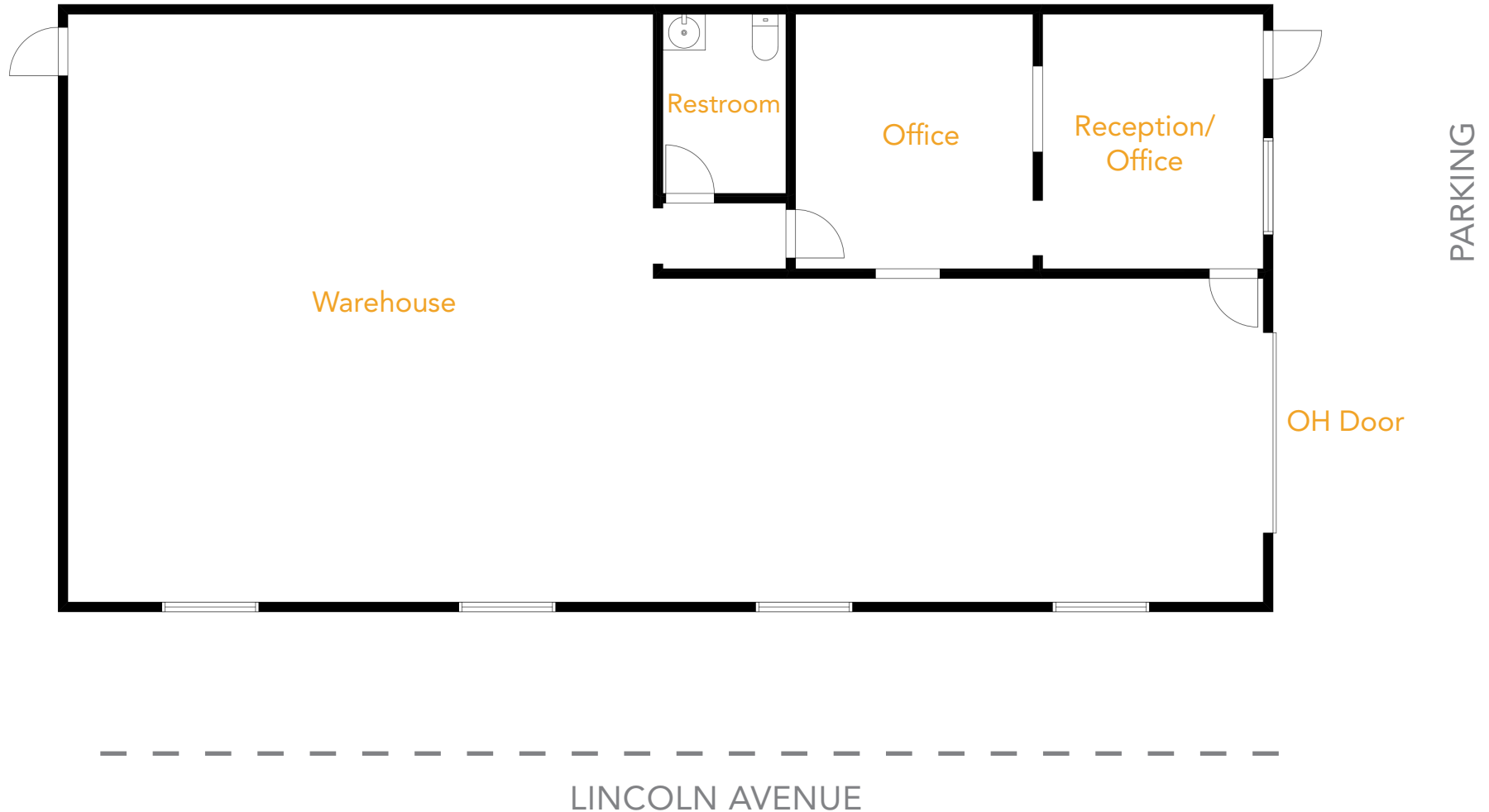
\*2025 Estimate

*INDUSTRIAL SPACE WITH OFFICE AND OVERHEAD DOOR FOR LEASE*

- Consists of reception area, office, large warehouse space with overhead door & private restroom
- Regional location with quick access to Interstate 25 and downtown on Mulberry corridor
  - Tenant allotted two non-exclusive parking spots
  - Monument signage available



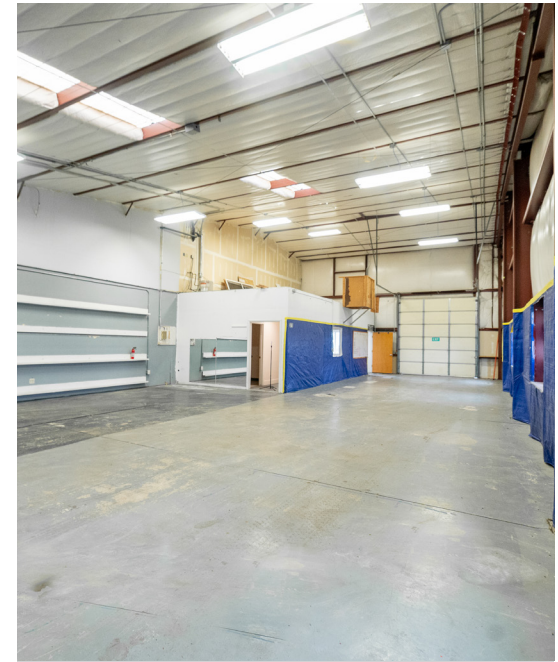
# FLOORPLAN



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.



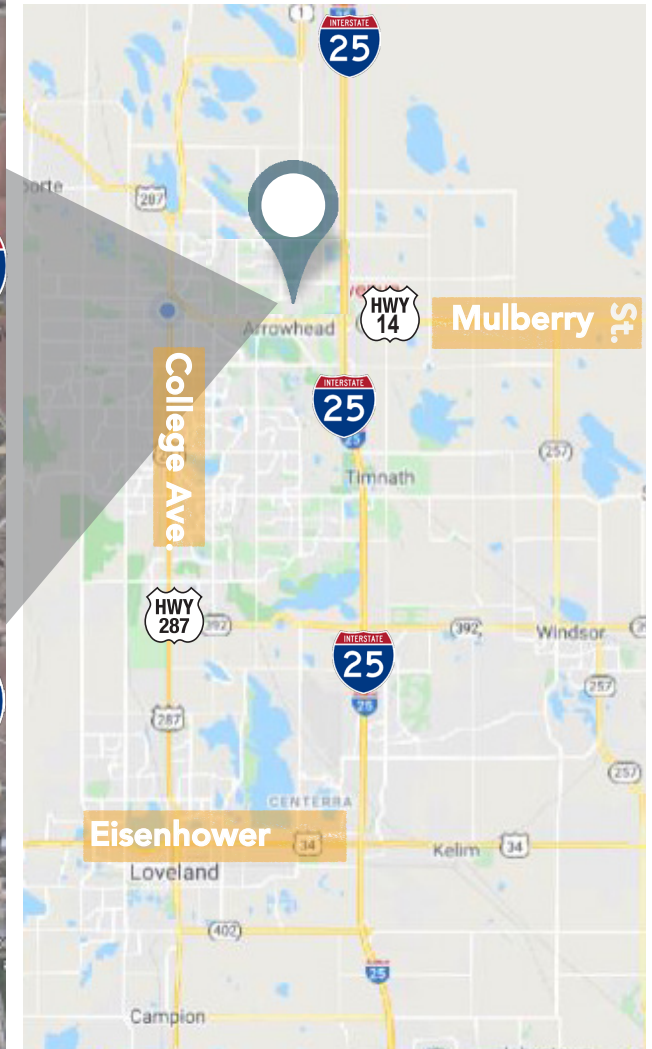
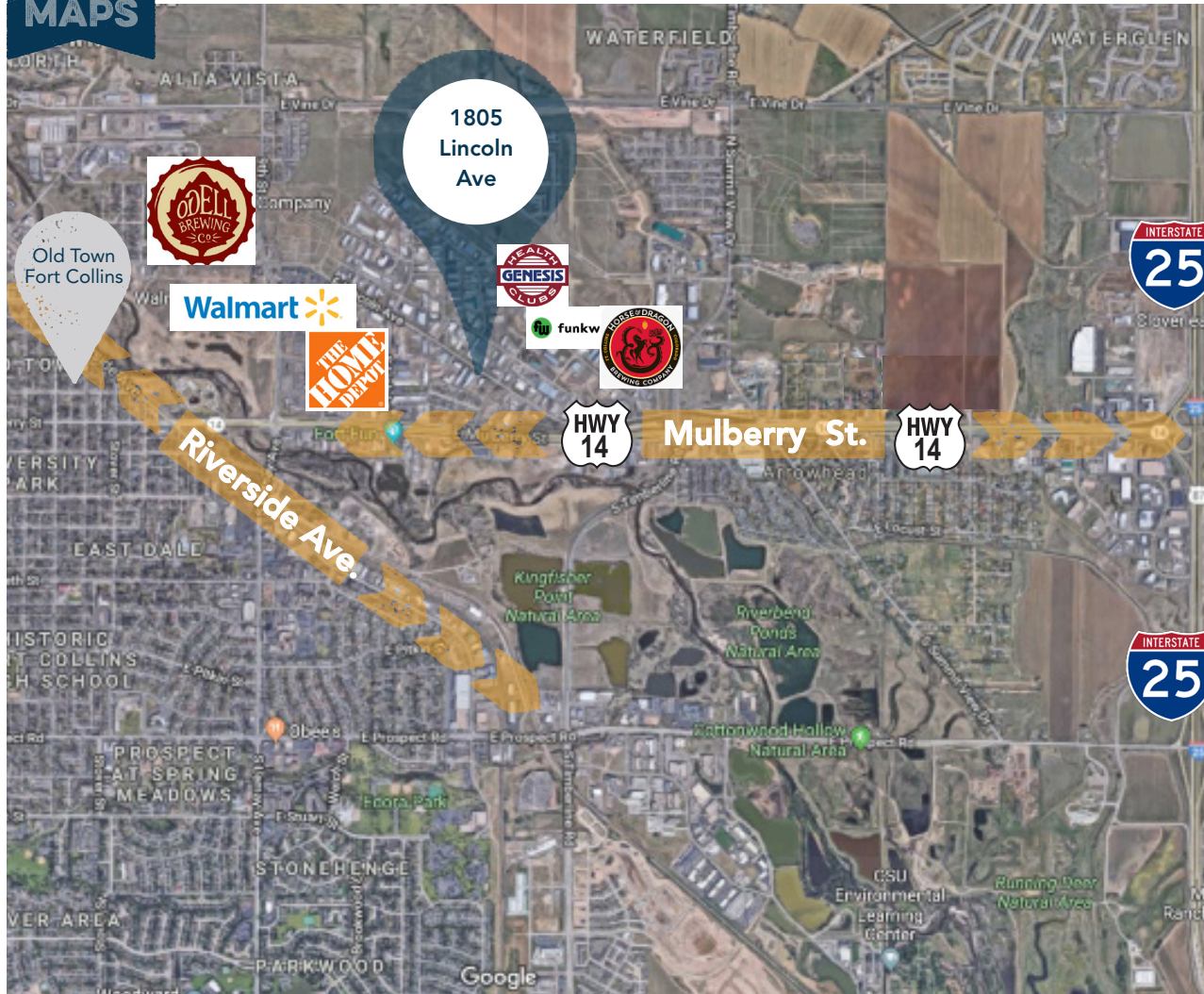
# PROPERTY PHOTOS





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## AREA MAPS



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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.