



Suite 15

2,400 SF

Lease Rate

\$14.00/SF NNN

NNN Rate

\$6.84/SF  
(estimated)

PROFESSIONAL OFFICE / INDUSTRIAL SPACE IN MULBERRY COMMERCIAL PARK

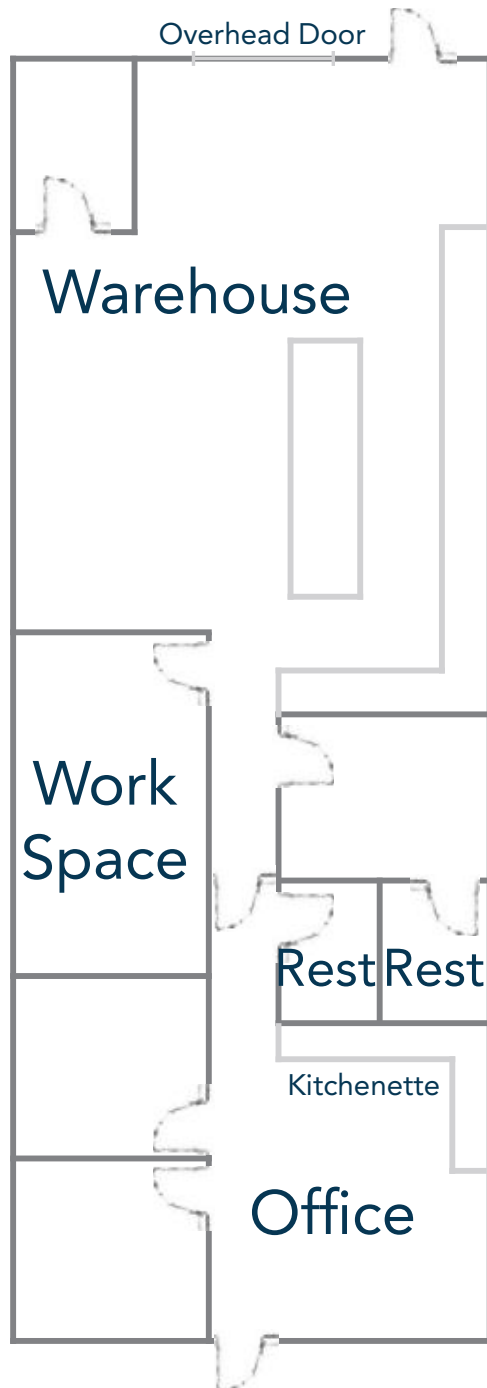
- Large Warehouse Featuring Included Work Benches and Cabinets, Overhead Door, Restroom, Additional Closed Off Work Space, Storage, and Direct Access to Office
- Office Space Includes Updated Flooring, 2 large Private Offices, Open Office Area, Restroom, and Kitchenette
- Located on Highway 14 (Mulberry Street) with Quick Access to I-25 and Downtown Fort Collins
- Building Signage Available
- Ample On Site Parking

2649 E MULBERRY STREET  
FORT COLLINS, CO 80524

- Ceiling Height: 14'5"
- 200 AMP 3-Phase Power
- 60 AMP 480V Available
- Air Conditioned Warehouse



# 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.

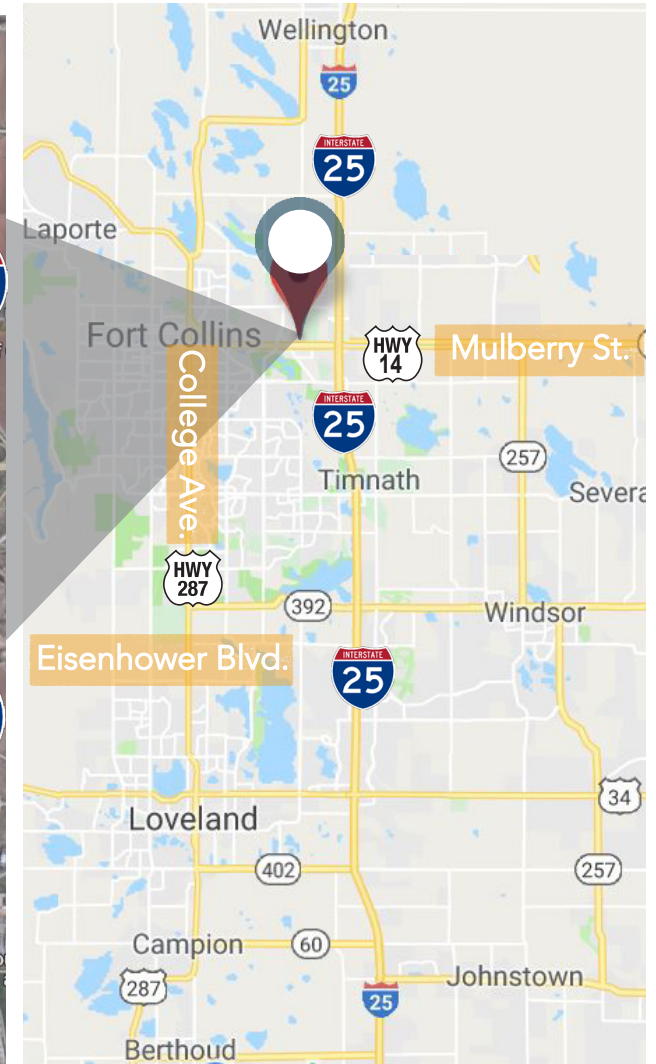
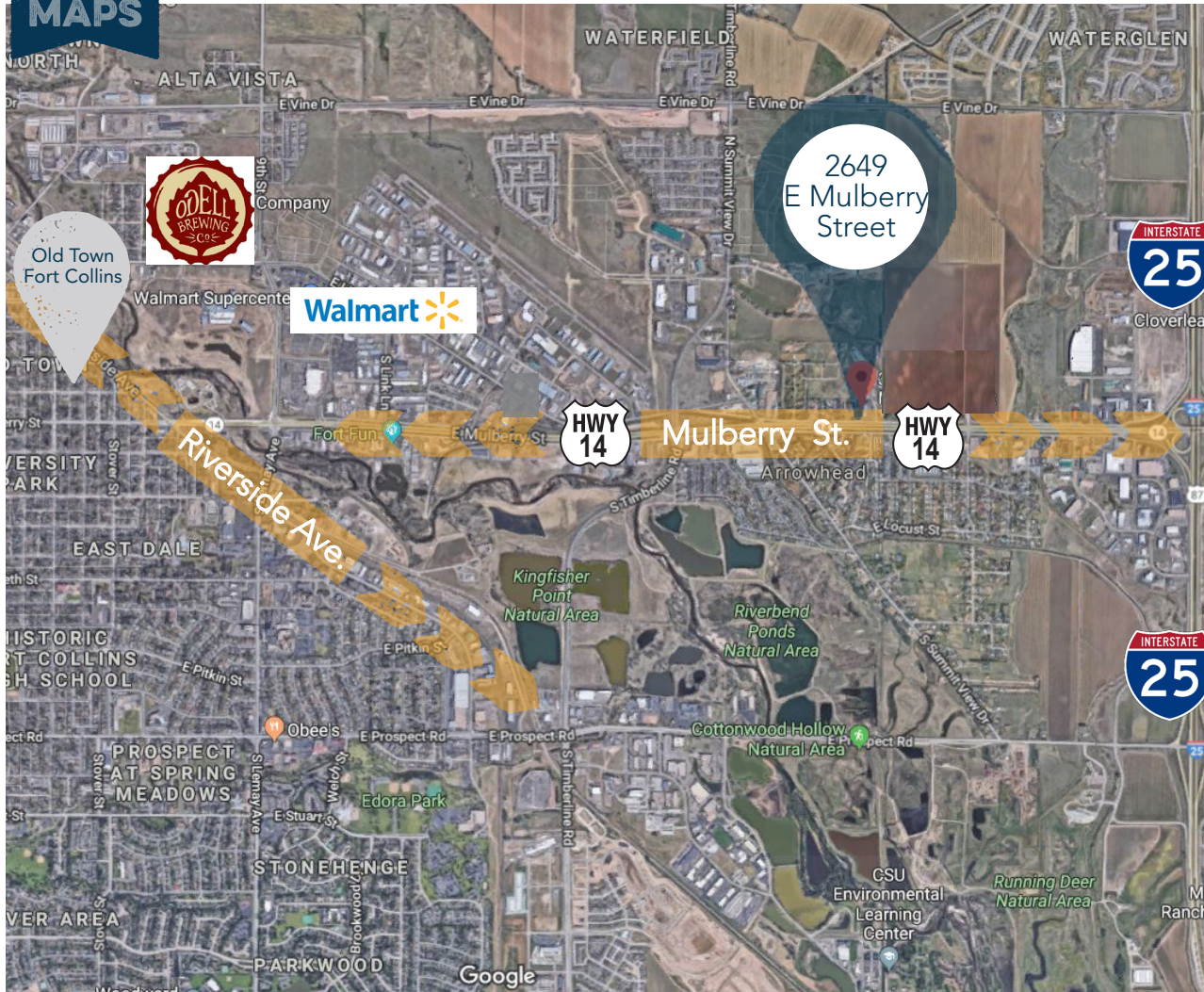
NICK NORTON, CCIM / JAKE ARNOLD  
125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • [www.waypointRE.com](http://www.waypointRE.com)

# PROPERTY PHOTOS



# 2649 E MULBERRY STREET

## AREA MAPS



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**CONTACT:** Nick Norton • 970-213-3116 • [nnorton@waypointRE.com](mailto:nnorton@waypointRE.com)

Jake Arnold • 970-294-5331 • [jarnold@waypointRE.com](mailto:jarnold@waypointRE.com)



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