

1318 DUFF DRIVE

FORT COLLINS, COLORADO 80524



2,700 SF INDUSTRIAL SPACE FOR LEASE

Lease Rate: \$10.00/SF NNN

Estimated NNN Expenses: \$3.04/SF

This is a clean industrial space with approximately 15% office finish which is heated and fully sprinkled, has abundant lighting, and 14' clear height in the warehouse with 3-phase power available. A 12' x 14' overhead door provides great access to the unit from the north elevation. Mezzanine storage (with three-quarter inch plywood decking) is available above the offices at no additional cost. Building offers multiple configurations, easy access for semi trucks, great parking on south side and building signage above each unit. *Please see reverse for aerial and floor plan.*



Available Size 2,700 SF

Clear Height 14'

Power 220 Volt, 3 phase

Zoning I, Industrial

Loading 12' x 14' Drive-in door

Storage Outside storage available with

landlord's approval of use

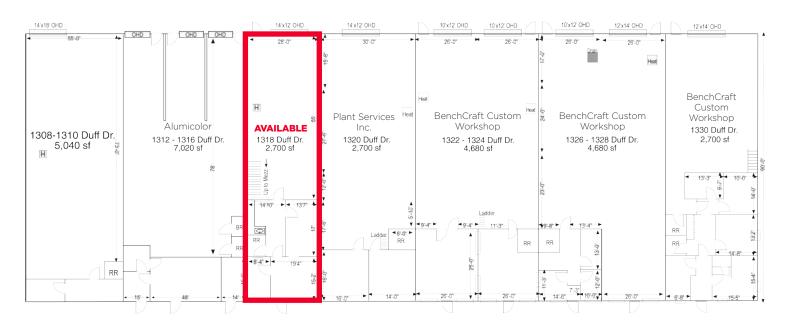






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For more information, please contact:

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