

1318 DUFF DRIVE

FORT COLLINS, COLORADO 80524

INDUSTRIAL SPACE

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.*

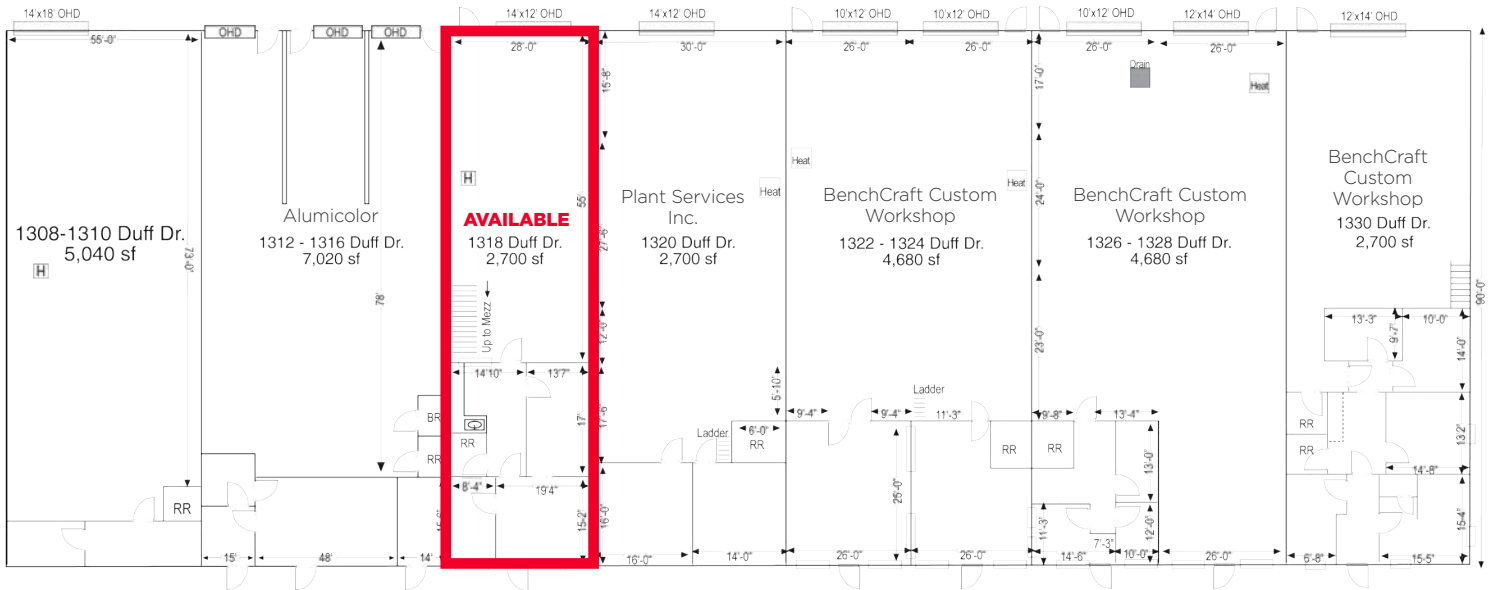
PROPERTY FEATURES

| | |
|-----------------------|---|
| 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 |



1318 DUFF DRIVE

FORT COLLINS, COLORADO 80524



For more information, please contact:

JASON ELLS, CCIM
Senior Director
+1 970 267 7722
jason.ells@cushwake.com

CHASE CHRISTENSEN
Senior Associate
+1 970 267 7406
chase.christensen@cushwake.com

772 Whalers Way, Suite 200
Fort Collins, Colorado 80525

T +1 970 776 3900
F +1 970 267 7419

cushmanwakefield.com