

CBRE

UNITS E & F
300 LINCOLN CT
FORT COLLINS, COLORADO

INDUSTRIAL WAREHOUSE



6,335 SF
SPACE FOR LEASE

UNIT SPECIFICATIONS

UNITS E & F

Fort Collins Industrial Park

Available	6,335 Sf
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Lease Rate	\$12.00/SF NNN
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NNN's (est.)	*\$5.69/SF
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Bldg Size	18,730 SF
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Yr Blt	1999
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Clear Height	18'
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Power	200 amps, 120-128v 3 phase
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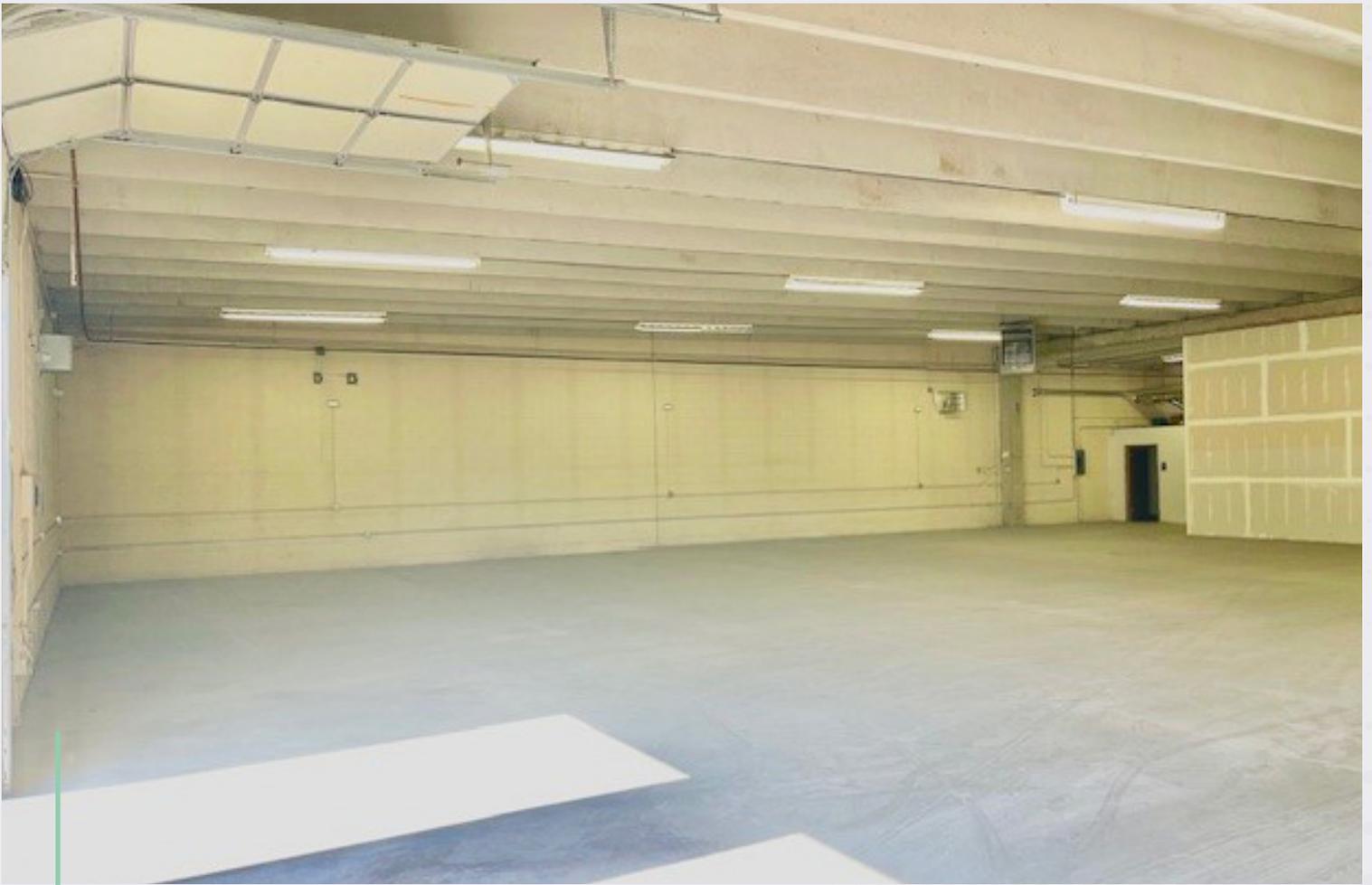
Dock	One 8'x10'
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OHD	One 6'x10'
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Zoning	IL - Light Industrial (Larimer County)
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**water, sewer, trash/recycling, landscaping, and parking lot snow removal included in NNN's*





PROPERTY OVERVIEW

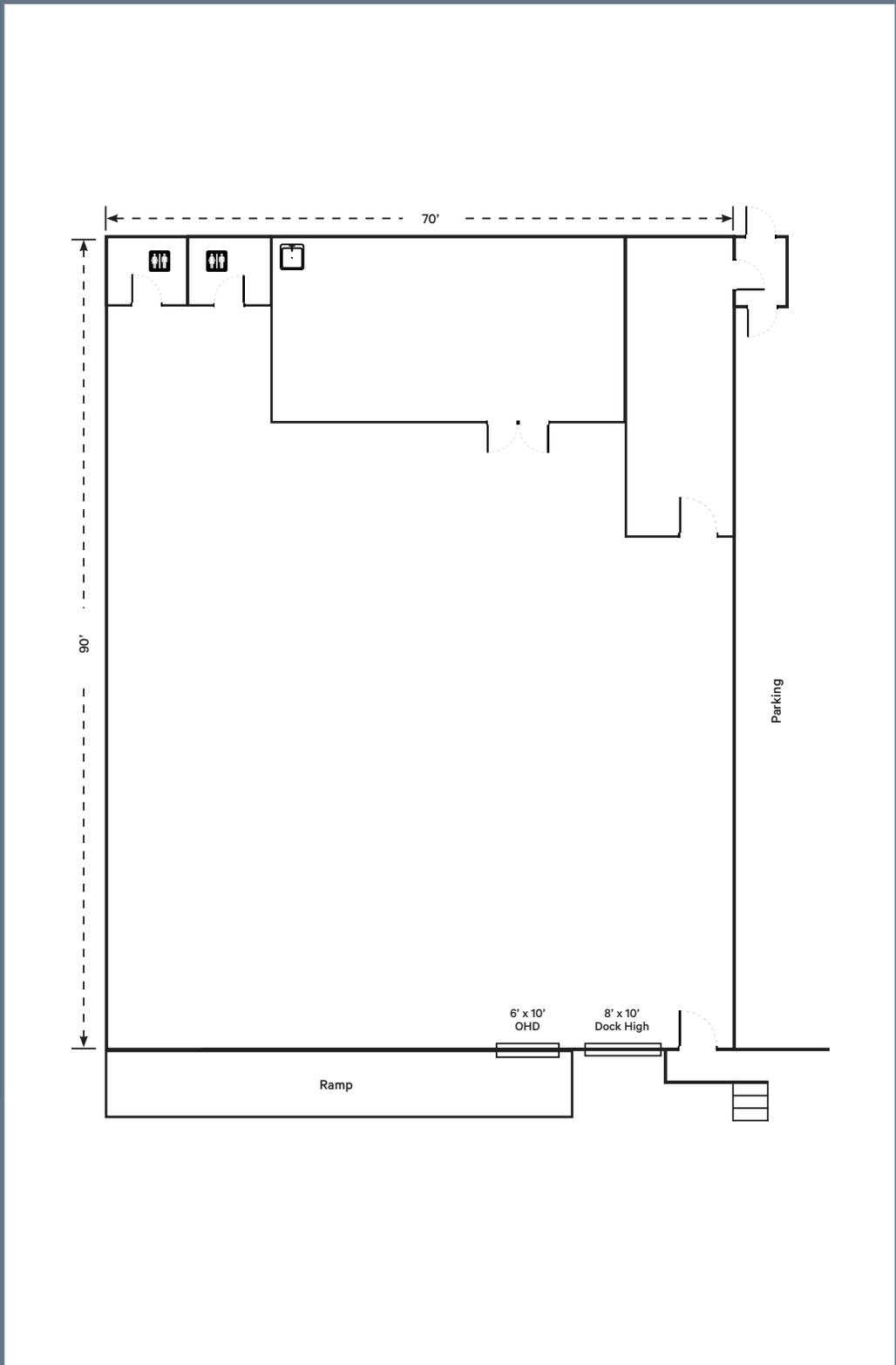
Units E & F

Situated in the Fort Collins Industrial Park, this spacious warehouse with an 800 SF shop is conveniently positioned near I-25, accessible through Mulberry St (US Hwy 14), and is just a stone's throw away from Old Town Fort Collins. The unit boasts a large office/reception area and two bathrooms, making it a versatile space for various business needs. The property is shared with two other professional, nationally recognized tenants.

**FORT COLLINS
INDUSTRIAL
PARK IS HOME
TO A CROSSCUT
OF BUSINESSES
WITH AFFORDABLE
LEASE RATES AND
ROOM TO GROW.**

FLOOR PLAN

UNITS E & F



6,335 SF

AERIAL MAP

300 LINCOLN CT



To

E. MULBERRY ST.

To Downtown Fort Collins



H I G H L I G H T S



Clear Height

18' in warehouse



Year Built

1999



Dock | OHD

One - 8'x10'
One - 6'x10'



Power

200 amps, 120-128v 3 phase



300
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INDUSTRIAL WAREHOUSE

6,335 SF
SPACE FOR LEASE

CBRE

3003 E. HARMONY ROAD | SUITE 300
FORT COLLINS, COLORADO

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