

CONDO STORAGE WAREHOUSE - \$11.17/SF NNN



2469 E MULBERRY STREET B58
FORT COLLINS, CO 80524

FOR LEASE

- Total Monthly Rent - \$1,650.00 Plus Gas & Electric
- 1,200 Square Feet - 30' Wide by 40' Deep
- 16' Ceiling Height
- 1 - 14' x 14' Grade-level Door
- Common Area Restrooms

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 09.01.2026

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LEASE OVERVIEW

Total Monthly Rent:	\$1,650.00/M + Gas and Electric
SF:	1,200 SF
Base Rent:	\$11.17/SF Annually
NNN Expenses:	\$5.33/SF Annually
Zoning:	C-Commercial (Larimer County)
Year Built:	2000
OH Doors:	1 - 14' x 14' Grade-level Door
Power:	110V
Ceiling Height:	16'
Market:	Northern Colorado
Sub Market:	Fort Collins

PROPERTY OVERVIEW

Property: Unit B58 is 1,200 square feet - 30' wide x 40' deep. There is 1 - 14' x 14' grade level overhead door opener with elec + remotes, a 3' pedestrian door, and the ceiling height is 16'. Total monthly rent is \$1,650 per month + gas and electric. Common area restrooms are available. This unit is for storage use only; no signage and/or active businesses allowed.

Note: Listing broker is owner.

Location: Located in the Mulberry Commercial Park with quick access to Interstate 25.



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