

231

S. LINK LANE

FORT COLLINS, CO 80524



**CUSHMAN &
WAKEFIELD**

**Prime Warehouse Space
For Lease in Fort Collins**

Lease Rate: \$13.00/SF NNN
Estimated NNN (\$4.66/SF)

// PROPERTY DETAILS

Strategically positioned in Northern Colorado's industrial corridor, this 11,220 SF facility offers high-functionality and adaptability. Designed to support a wide range of uses, this property stands out in a tight market where flexible yard space is a rare find. This site features a dedicated 7,800 SF yard and two overhead doors.



LAND SIZE
1.56 AC



BUILDING SIZE
11,220 SF



YEAR BUILT
1971 | 1990



YARD SIZE
±7,800 SF



CLEAR HEIGHT
12' PEAK, 8'8" EAVES



LOADING
(2) 10'6" X 10' OHD'S
POTENTIAL FOR DOCK-HIGH



POWER
3 PHASE 120V, 800 AMPS



ZONING
IL - INDUSTRIAL

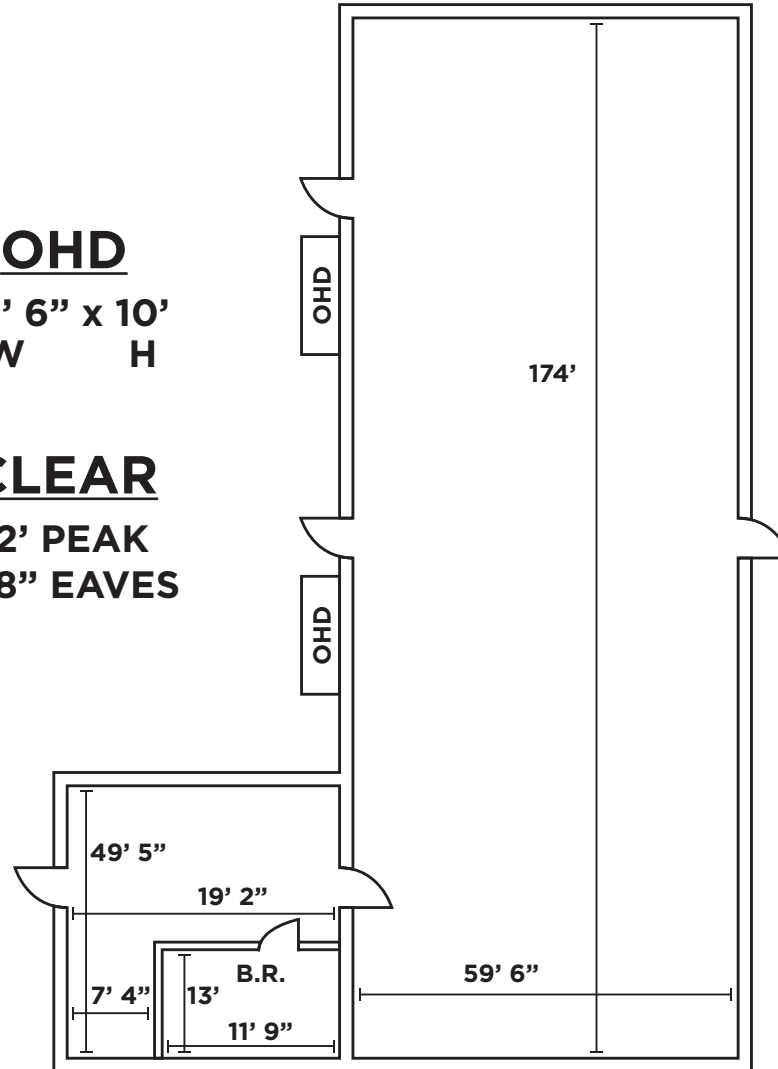


// **231 S. LINK LANE**
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// FLOOR PLAN

OHD
10' 6" x 10'
W H

CLEAR
12' PEAK
8' 8" EAVES



24' 11" BETWEEN BEAMS



// AERIAL PHOTOS



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DEMOGRAPHICS

	2 Mile	5 Mile	10 Mile
2024 Population (Pop.)	32,393	161,294	248,803
2029 Pop. Projection	34,393	170,599	265,122
2024 Households	13,433	65,908	97,998
Avg. Household Income	\$90,048	\$94,001	\$108,255

Source: CoStar, 2025



BROKER CONTACT INFORMATION

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