



WAREHOUSE FOR LEASE

PROPERTY TYPE: **INDUSTRIAL**

AVAILABLE: **9,386 SF**

LEASE RATE: **\$13.50/PSF NNN**

ESTIMATED NNN BREAKDOWN:

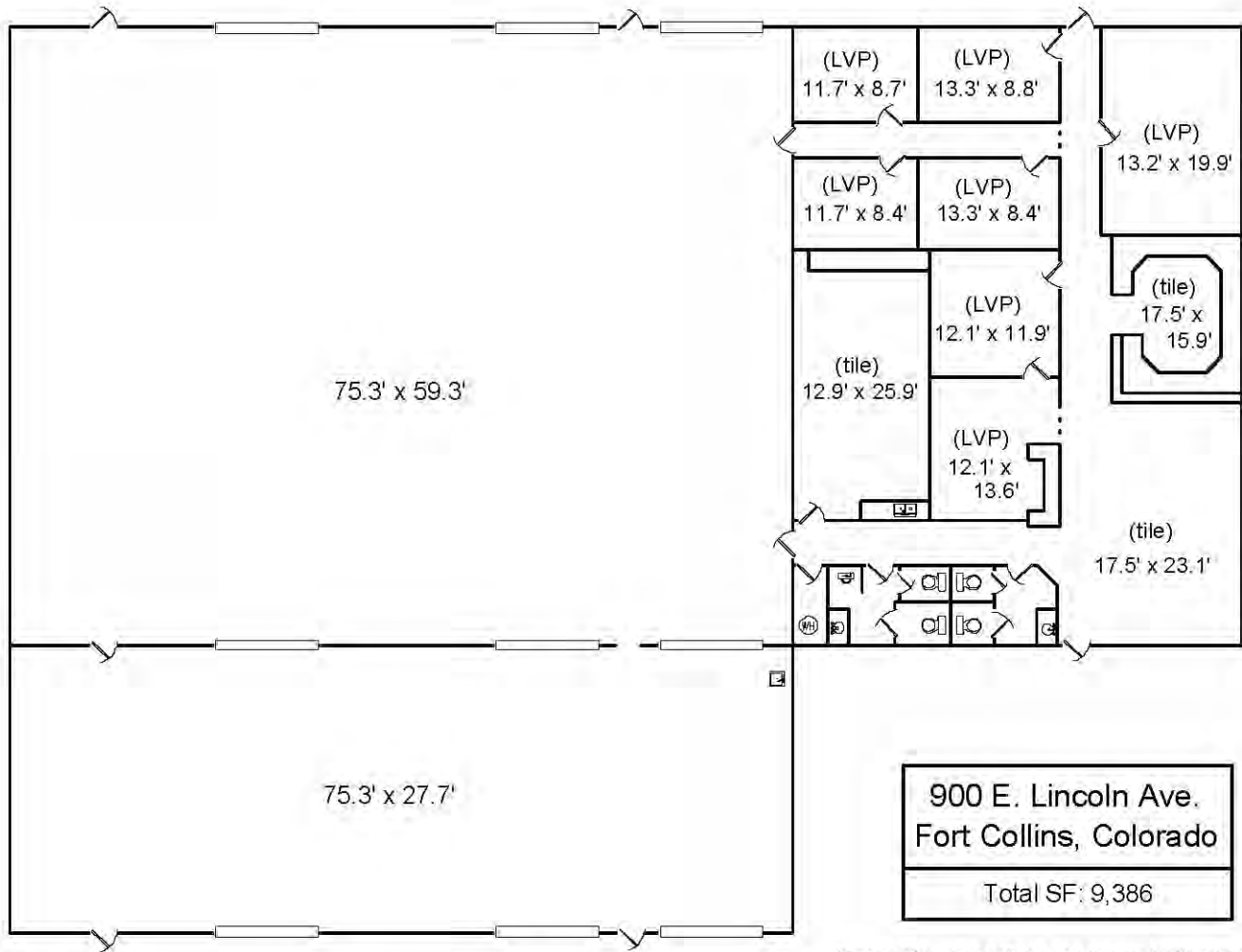
- CAM: \$0.50
- Insurance: \$0.65
- RE Taxes: \$2.36
- Total NNN: \$3.51 psf

FEATURES:

- Shared use of 3 acre storage yard
- Six drive-in doors on north and south side of building
- 2,700 sf of nicely finished office and break room
- Floor drains in shop
- Primary lease in effect until March, 2036

FLOOR PLAN

900 E. LINCOLN AVENUE, BLDG. H • FORT COLLINS, CO 80525



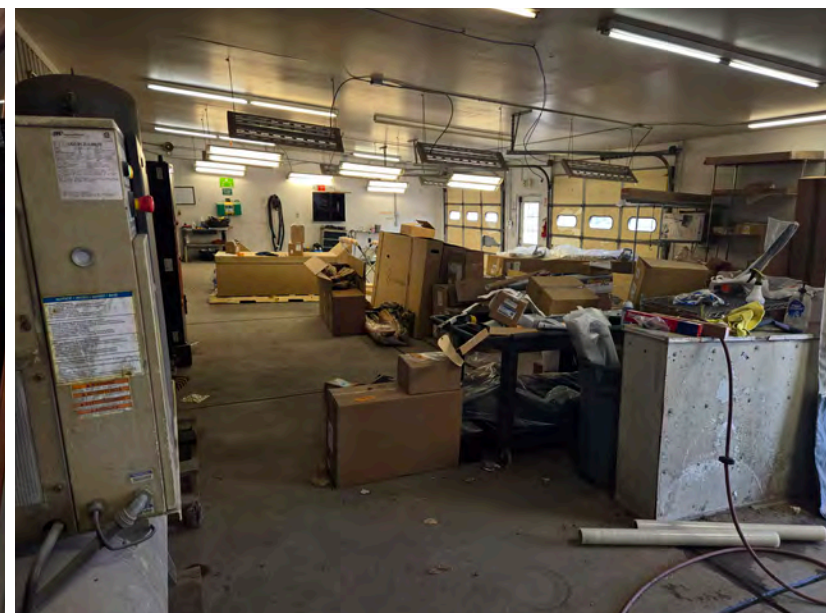
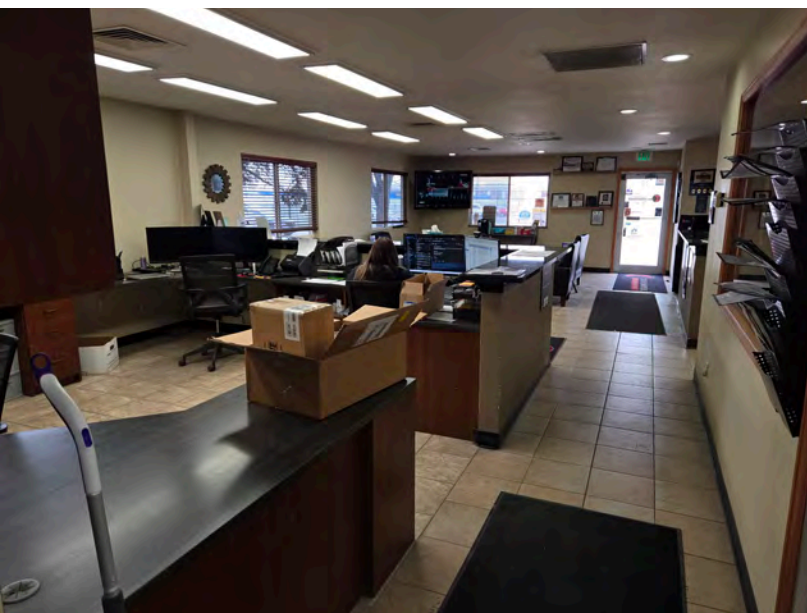
Scope of work is defined and included with this sketch

Drew Seaser (970) 214.3413

23feb26

FEATURED PROPERTY

900 E. LINCOLN AVENUE, BLDG. H • FORT COLLINS, CO 80525



VIEW MORE REALTEC LISTINGS AT WWW.REALTEC.COM

MARK BRADLEY, CCIM, SIOR Broker
970.227.2511
mbradley@realtecgreeley.com

