

MULBERRY COMMERCIAL PARK

2649 E Mulberry Street #A32, FORT COLLINS, CO 80524



PROPERTY DESCRIPTION

Located within Mulberry Commercial Park, the property benefits from a well-established commercial corridor with convenient access to major Fort Collins thoroughfares, placing it within easy reach of employees, customers, and suppliers. The park's mix of industrial and flex-space users creates a supportive setting for a variety of trades and small businesses.

The unit features a 14-foot overhead door, providing convenient drive-in access for loading, unloading, and equipment or vehicle storage - ideal for contractors, light manufacturing, warehousing, distribution, or service-based businesses. Offering 2,330 square feet of flexible workspace, this unit has been freshly updated with new drywall and paint throughout. A private office is also included on-site, offering a dedicated space for administrative work, client meetings, or day-to-day management, while preserving the majority of the square footage for warehouse, shop, or storage use.

OFFERING SUMMARY

- Sale Price - \$520,000
- 2,330 SF
- \$223/SF
- Zoning - CC Commercial Corridor
- Year Built - 1999

KEY HIGHLIGHTS

- New Drywall and Paint
- Private Restroom
- 14' OH Door
- Built Out Office
- Convenient Location and Access



NICK WHITWORTH

REMAX Commercial Alliance | Commercial Broker
970.222.3010
nickw@remax.net

COLORADOCOMMERCIALBROKERS.COM

970.482.1781 | 125 S. Howes St, Ste 120, Fort Collins, CO 80521

BRICE BURKHARDT

eXp Realty - Hub | Commercial Broker
970.222.0811
Bburkhardt@gmail.com

HUBREAL.COM

970.682.2251 | 2261 E Drake Rd. Unit 135, Fort Collins, CO 80525

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FOR SALE | INDUSTRIAL CONDO

ADDITIONAL PHOTOS

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