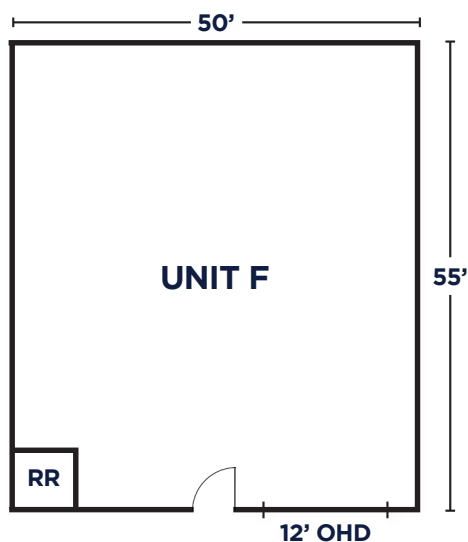


FOR LEASE

1409 E. OLIVE FT., UNIT F | Fort Collins, CO 80524



INDUSTRIAL FOR LEASE



PROPERTY TYPE: **INDUSTRIAL**

AVAILABLE: **2,580 SF**

LEASE RATE: **\$10.50/SF NNN**
(EST. \$5.05/SF)

FEATURES:

- Great location in North Fort Collins industrial airport
- 400 amp 208v 3-phase
- 12' sidewalls, 14' clear
- Endcap unit with 12' OHD
- Brand new private restroom

SITE LOCATION

1409 E. OLIVE CT., UNIT F • FORT COLLINS, CO 80524

20.3

MILES
TO LOVELAND

29.4

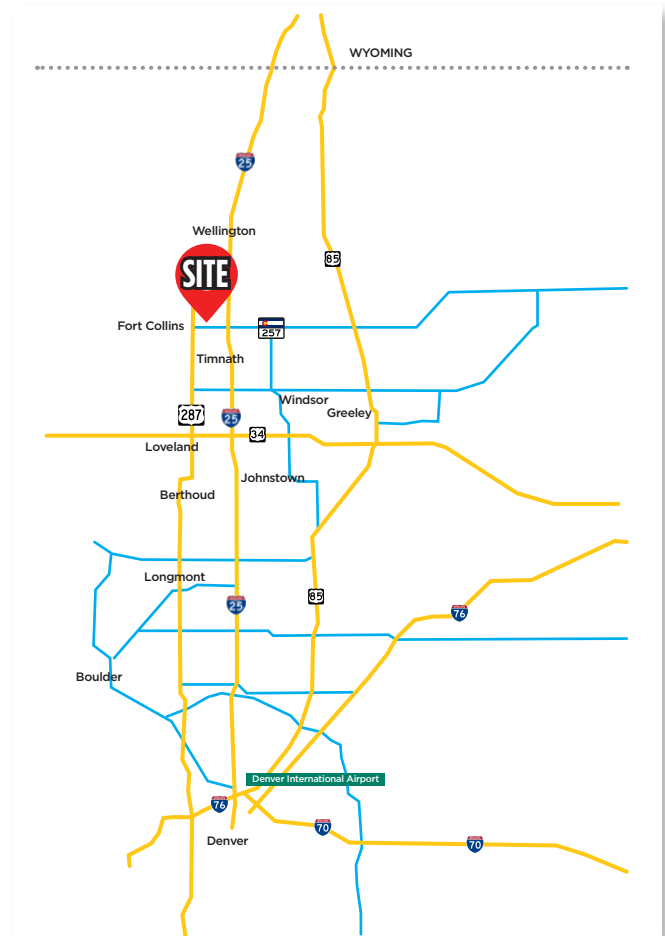
MILES
TO GREELEY

3.4

MILES
TO I-25
INTERSTATE

64.4

MILES
TO DENVER
INTERNATIONAL
AIRPORT



ERIK BROMAN Broker/Partner
970.420.1445
broman@realtec.com

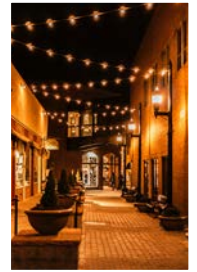
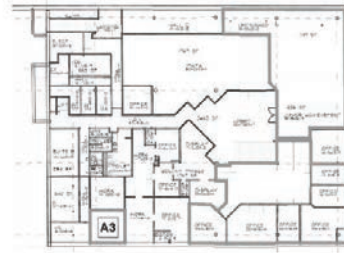
KYLAN FETZER Broker
970.800.1986
kfetzer@realtec.com

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AREA INFORMATION

FORT COLLINS HIGHLIGHTS AND DEMOGRAPHICS

Situated just east of the Rocky Mountain foothills, 65 miles north of Denver and 45 miles south of Cheyenne, Wyoming, Fort Collins is a vibrant and growing community. The city offers the convenience of a small town with the amenities of a larger city and is a regional center for employment, shopping, healthcare and technology.



EMPLOYMENT

Fort Collins' economy has a diverse mix of manufacturing and service-related businesses. Some of the larger manufacturers include Woodward Governor, Anheuser-Busch, Wolf Robotics and Otterbox. Technology companies are major employers, benefiting from a well-educated workforce and the resources of Colorado State University. Fort Collins companies include Hewlett Packard, Intel, Broadcom, Beckman Coulter, Advanced Energy and National Semiconductor, to name a few. Fort Collins is also home to clean energy, bioscience and agri-tech businesses, as well as local, federal and state government.

MAJOR EMPLOYERS



DEMOGRAPHICS

The fourth largest city in the State of Colorado, Fort Collins has an estimated population of 170,000, including 34,166 students at Colorado State University. The community is well-educated, with 52% of Fort Collins residents earning at least a bachelor's degree.

PROPERTY DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
 Population Estimate	14,712	164,761	245,712
 # of Households	6,095	67,081	96,917
 Average Household Income	\$92,476	\$100,609	\$114,297

Source: CoStar Group (2026)



Fort Collins

301 Remington Street
Fort Collins, CO 80524
970.229.9900

Loveland

200 E. 7th Street, Suite 418
Loveland, CO 80537
970.593.9900

Greeley

1711 61st Avenue, Suite 104
Greeley, CO 80634
970.346.9900

