

3,696 SF AUTOMOTIVE BUILDING | 6 SERVICE BAYS

800 S. LEMAY AVENUE | FORT COLLINS, CO 80524



FOR LEASE

LEASE RATE:

\$18.00/SF NNN

NNN: \$8.05/SF

PROPERTY OVERVIEW

This freestanding retail/automotive building is located along Lemay Ave., across from a safeway-anchored shopping center, and in close proximity to UCHealth, Woodward, Home Depot, Walmart and Downtown Fort Collins. The building offers both monument and building signage opportunities. It is comprised of a retail/showroom and 6 service bays with south-facing roll up doors with openers.

The building is zoned for a variety of automotive, retail and service oriented uses with tremendous exposure.

 **SIGNAGE
BUILDING & MONUMENT**

 **LOT SIZE
12,197 SF**

 **LOADING
(3) 12' H X 16' W**

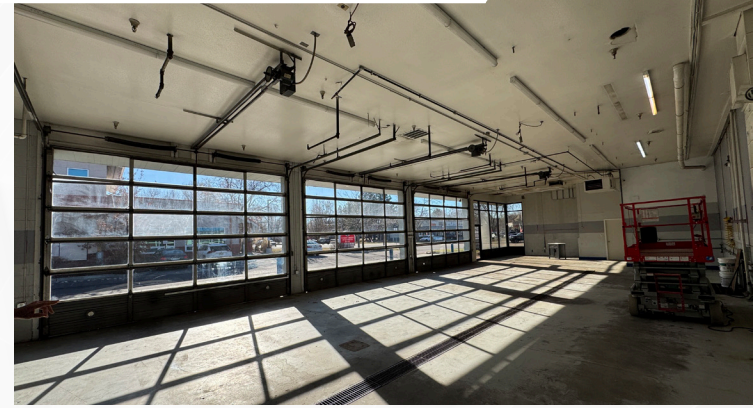
 **ZONING
E - EMPLOYMENT DISTRICT**

 **BUILDING SIZE
3,696 SF**

 **CLEAR HEIGHT
13' 8"**

 **HEAT
RADIANT**

 **YEAR BUILT
1987**



300 AMPS, 220V 3 PHASE



AIR COMPRESSOR ROOM



AIR LINES THROUGHOUT SHOP



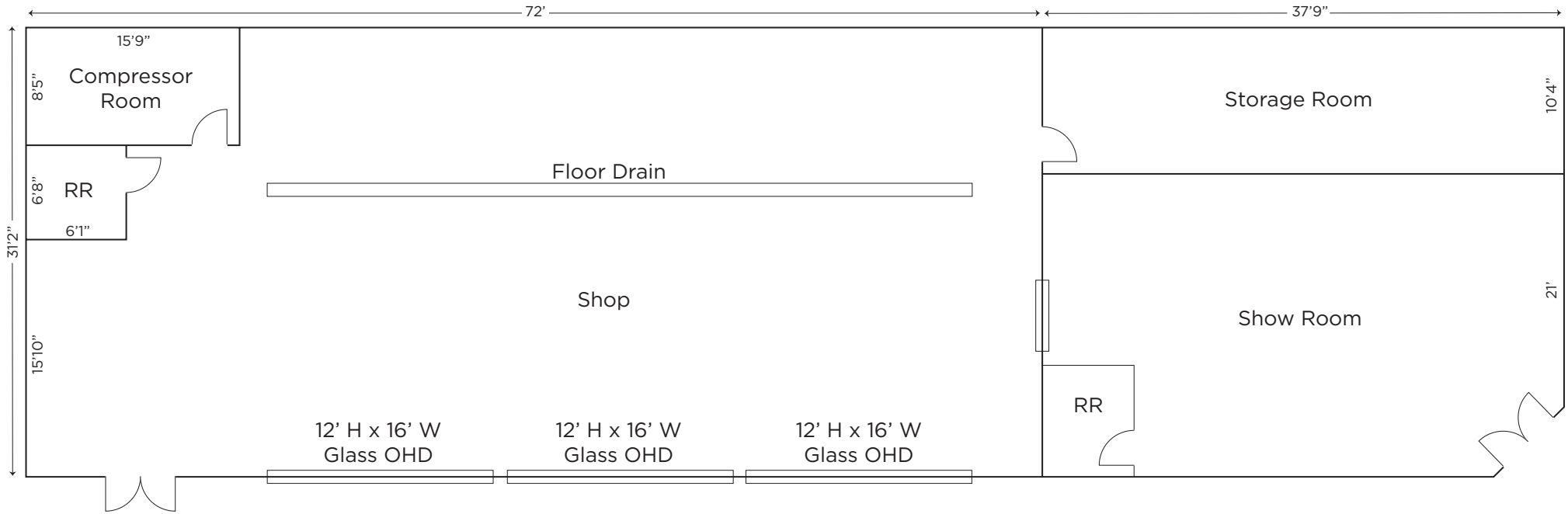
FIRE SUPPRESSION

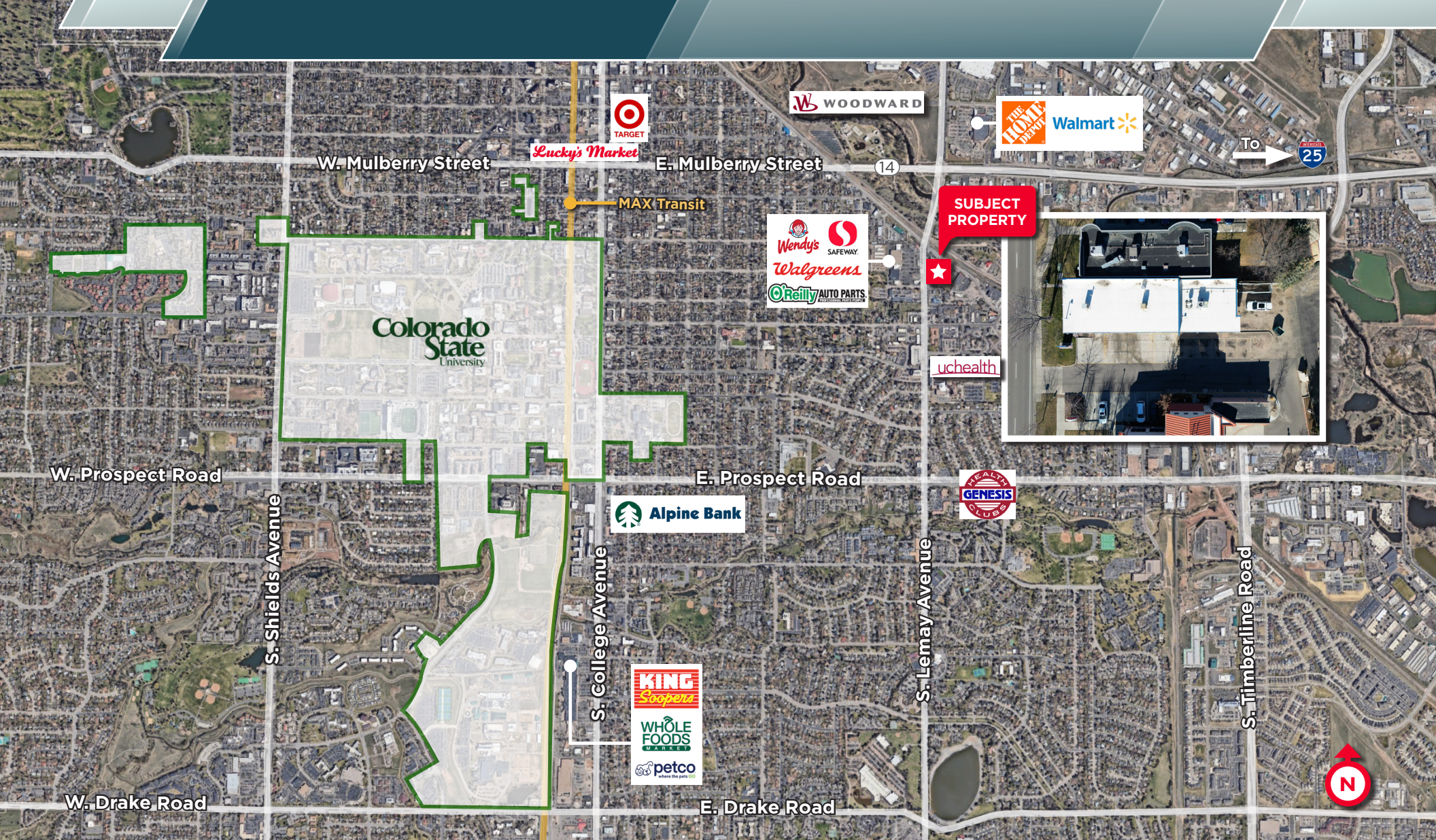


FLOOR DRAINS



FLOOR PLAN





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