

**SELLER CARRY  
AVAILABLE**  
At Attractive Terms



## INDUSTRIAL/FLEX UNIT FOR SALE OR LEASE

PROPERTY TYPE: **INDUSTRIAL / FLEX**

AVAILABLE: **1,500 SF**

SALE PRICE: **\$325,000 (\$216.67/SF)**

LEASE RATE: **\$11.50/SF NNN (\$8.83/SF)**

NNN Breakdown:

Property Taxes: **\$7,933.26 (\$5.29/SF)**

Insurance: **\$850 (\$0.57/SF)**

Trash: **\$300 (\$0.20/SF)**

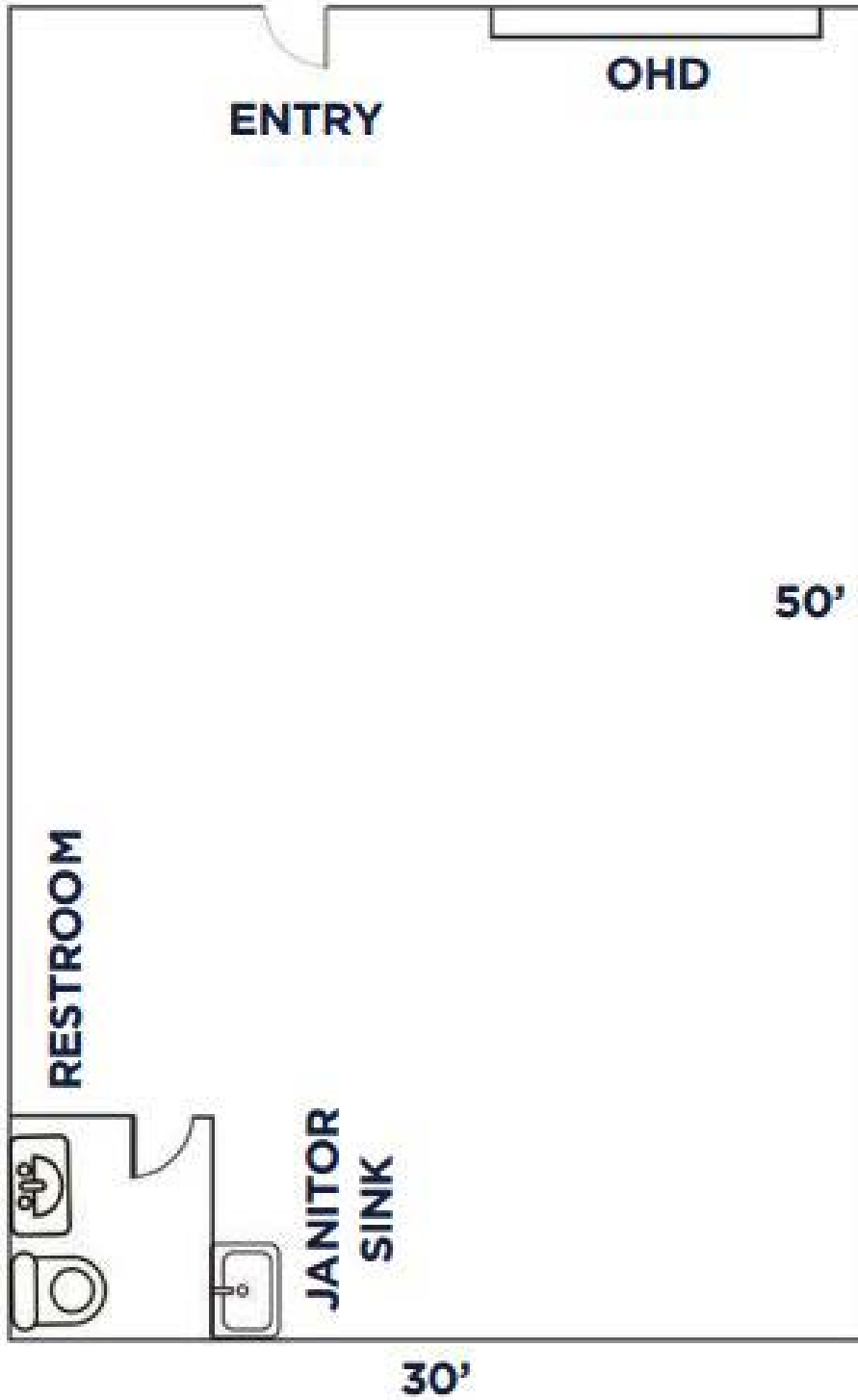
Owners Association: **\$4,152 (\$2.77/SF)**

FEATURES:

- 12' h x 12' w OHD
- 16' clear height
- 225 Amps, 3-Phase power
- Open layout with bathroom
- Newly paved road and parking
- New masonry wall constructed on north end
- Excellent location along Mulberry with close access to I-25, and downtown Fort Collins
- Masonry construction with a steel deck roof

**ERIK BROMAN** Broker/Partner  
970.420.1445  
broman@realtec.com

**KYLAN FETZER** Broker  
970.800.1986  
kfetzer@realtec.com



# SITE LOCATION

309 S. SUMMIT VIEW, UNIT 7 • FORT COLLINS, CO 80524

**21.1**

MILES TO LOVELAND

**28.1**

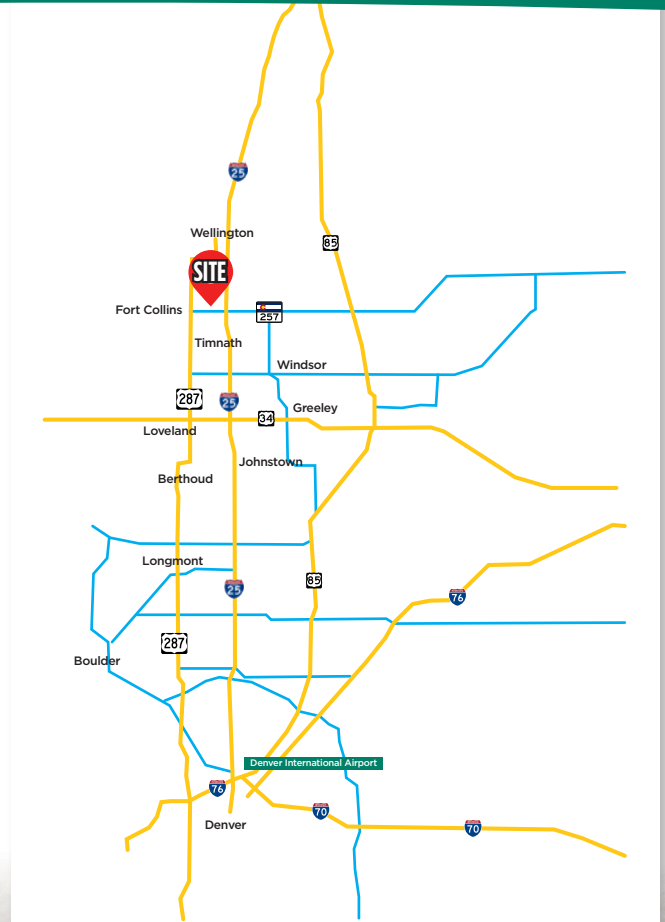
MILES TO GREELEY

**43**

MILES TO CHEYENNE

**63.1**

MILES TO DENVER INTERNATIONAL AIRPORT



## Fort Collins

712 Whaler's Way, Bld. B, Suite 300  
Fort Collins, CO 80525  
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

