



FOR LEASE

136 Racquette Dr

Fort Collins, CO 80524



Industrial warehouse with large yard and close proximity to I-25 and Mulberry St.

5,099 SF

AVAILABLE SQUARE FOOTAGE

\$12.00/SF

LEASE RATE

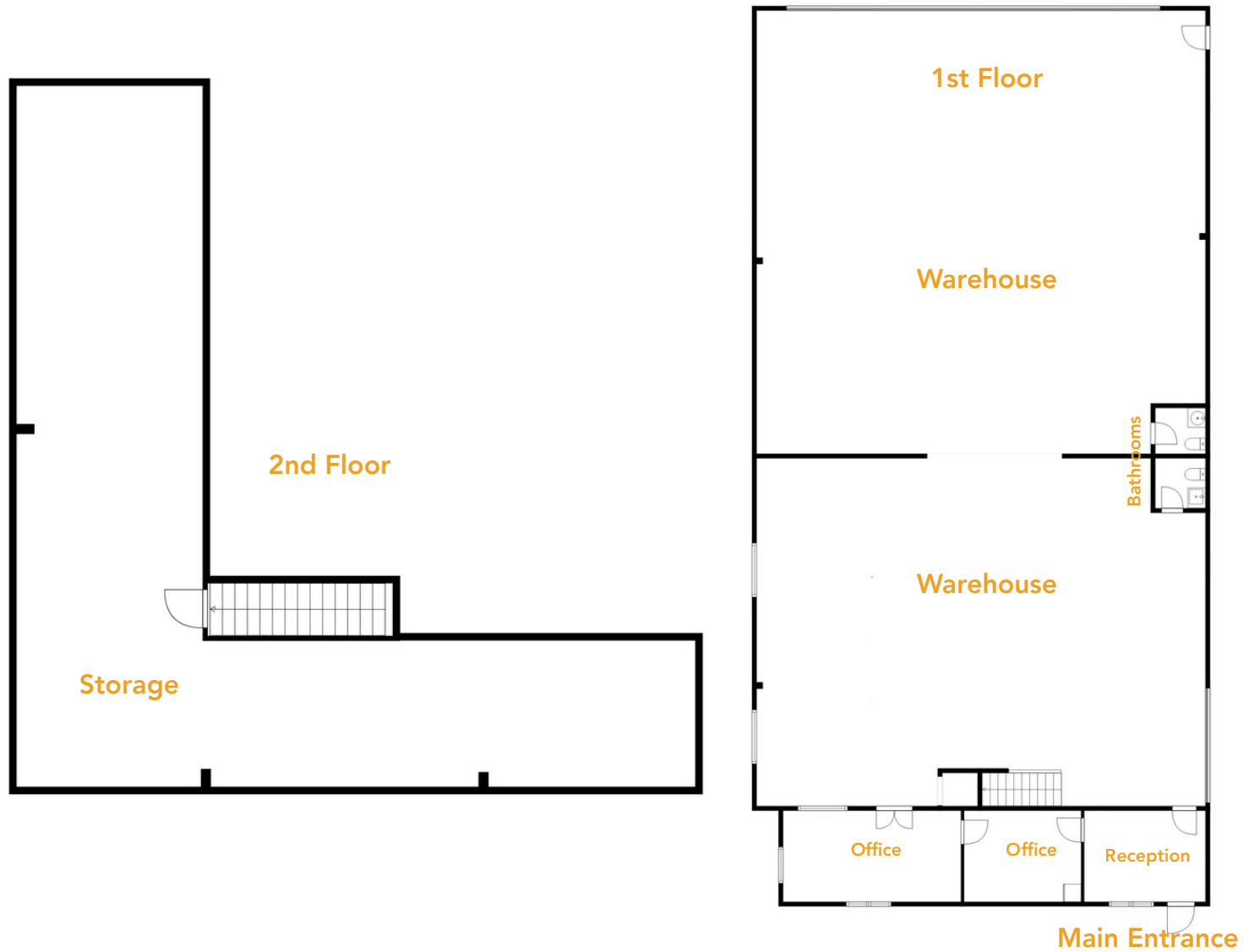
\$5.75/SF

NNN RATE

A closer look



The layout



PROPERTY DETAILS

The particulars

OVERVIEW

Deal type

For Lease

Property type

Industrial

Building format

Freestanding / Standalone

Availability

Entire building

Available SF

5,099 SF

Source of SF

Public Record

CONSTRUCTION

Structure type

Steel Frame

Roof type

Steel Frame

Overhead doors

2

Heat

Forced air / gas furnace, radiant heat or baseboard

UTILITIES

Service

High-speed & fiber internet available; three-phase power

Separately metered

Yes

Providers

Xcel, Comcast Business, Boxelder, ELCO

AMENITIES & FEATURES

Amenities

Conference room, private office

Building features

Heating, office build-out, overhead doors

Signage

Building signage available

SITE & ACCESS

Access

Truck access / loading area

PARKING

Paved parking in front of building. Paved surface on the south and east sides of the building.

LEGAL & ZONING

Parcel number

8707106098

Use restrictions

No automotive use

The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.

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