

**SECURE FENCED YARD  
LOCATED ON I-25 ON/OFF RAMPS WITH I-25 VISIBILITY**



# **NEW CONSTRUCTION INDUSTRIAL FOR SALE OR LEASE**

SOUTHEAST CORNER OF I-25 & PROSPECT ROAD  
FORT COLLINS, CO 80525



# NEW CONSTRUCTION INDUSTRIAL FOR SALE OR LEASE

**Lease Rate:** \$25/SF NNN

**Sale Price:** \$1,050,000 - \$8,400,000 (\$350/SF)



This newly constructed 24,000 square foot industrial building is now complete and available for lease at the southeast corner of I-25 and Prospect Road in Fort Collins. Offering flexible suite sizes ranging from 3,000 to 24,000 square feet, the property can accommodate a single large user or up to eight tenants. The site features excellent visibility from the main interstate in Northern Colorado and provides convenient access to Prospect Road, one of Fort Collins' primary thoroughfares. The building is equipped with 12'x12' and 14'x14' overhead doors, with the ability to incorporate additional 14'x14' doors throughout the space to meet tenant requirements. Additionally, the property includes approximately 26,000 square feet of outdoor storage.

Please contact the listing brokers for more information.

## PROPERTY DETAILS

**24,000 SF**

BUILDING SIZE

**12'x12' and 14'x 14'  
Overhead Doors**

LOADING

**3,000 - 24,000 SF**

AVAILABLE SIZE

**2.05 Acres**

SITE SIZE

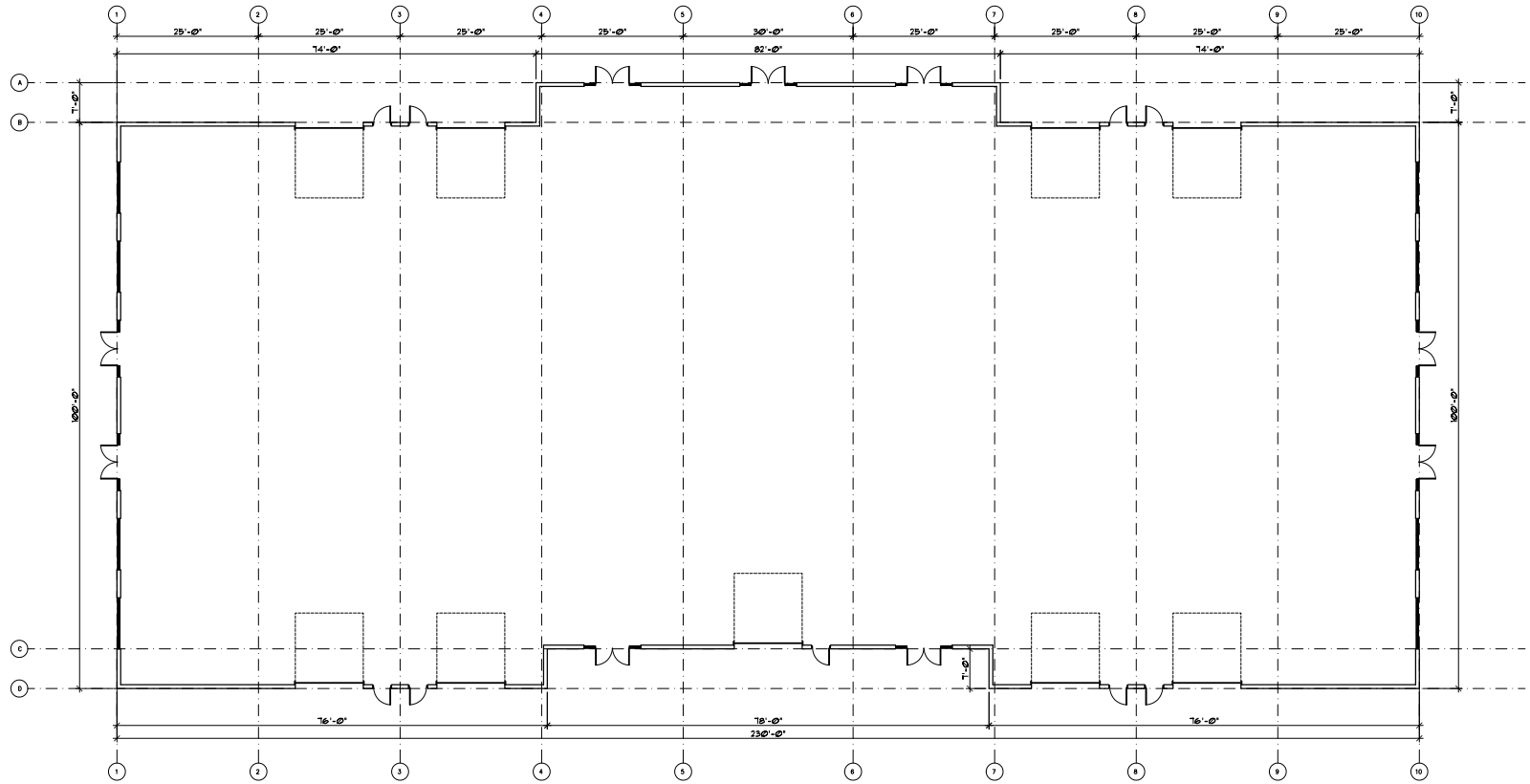
**15'4" - 24'4"**

CLEAR HEIGHT

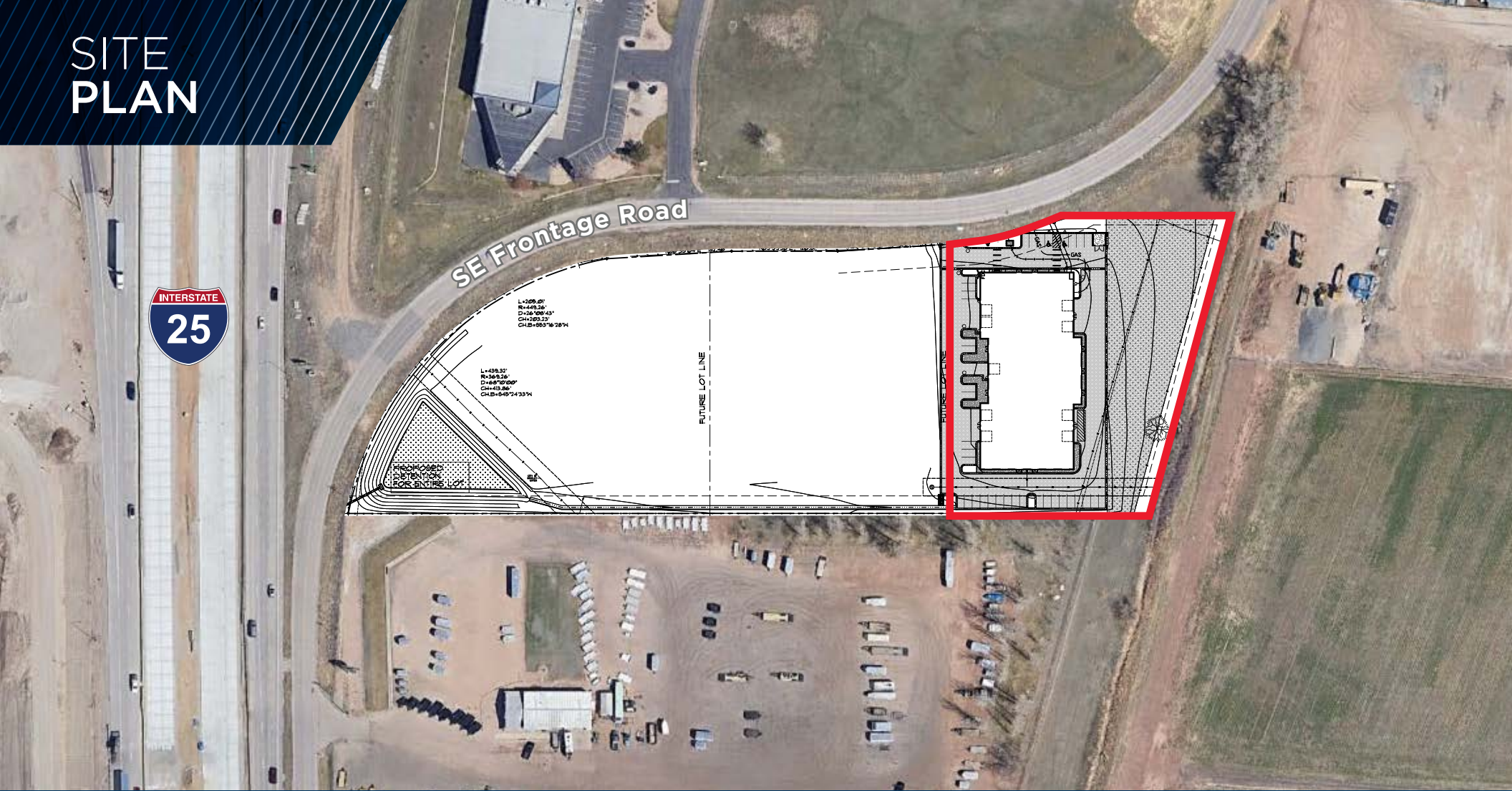
**26,000 SF**

LAYDOWN SPACE

# FLOOR PLAN



# SITE PLAN



# FORT COLLINS

4TH LARGEST CITY IN COLORADO

Fort Collins, one of the healthiest cities in the U.S., boasts award winning schools, beautiful outdoor facilities, and a flourishing arts scene. Additionally, residents can visit any of the unique breweries, shops and restaurants located in the area.

The Fort Collins economy has a mix of manufacturing and service-related businesses. Many high-tech companies have relocated to Fort Collins because of the resources of Colorado State University and its research facilities.

Fort Collins is also home to many small businesses and entrepreneurial ventures. The Larimer Small Business Development Center helps small businesses in the area get started and become profitable while the Northern Colorado Economic Alliance attracts business while stimulating relevant economic opportunity and job growth for the region.

Other factors that attribute to the entrepreneurial climate of Fort Collins are Colorado State University's College of Business and its Institute for Entrepreneurship Center and the Rocky Mountain Innosphere, helping new clean energy, technology, and scientific startup companies get started.

Source: [choosecolorado.com](https://www.choosecolorado.com)

## DEMOGRAPHIC HIGHLIGHTS



Total Population (2023)

172,250



Median Age

32.1



Total Households

69,662



Total Employees

91,639



Per Capita Income

\$51,493



Total Square Miles

58.47

## MAJOR EMPLOYERS

- Advanced Energy Industrial, Inc.
- Anheuser Busch
- Banner Health
- Broadcom
- Colorado State University
- Columbine Health Systems
- Hewlett-Packard Enterprise
- Kaiser Permanente
- New Belgium Brewing Company
- OtterBox
- Platte River Power Authority
- UCHealth
- Water Pik
- Woodward
- Xcel Energy Co.



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## DRIVE TIMES

	DRIVE TIME
East Mulberry Street	2 Minutes
East Harmony Road	5 Minutes
Northern Colorado Regional Airport	14 Minutes
Denver International Airport	1 Hour, 5 Minutes
Longmont	45 Minutes
Denver	1 Hour, 8 Minutes
Cheyenne	38 Minutes

## DEMOGRAPHICS

	3 MILES	5 MILES
2023 Population	30,427	115,366
2028 Population Projection	31,637	119,917
2023 Households	11,701	46,258
Avg. Household Income	\$107,162	\$101,462



### FOR MORE INFORMATION PLEASE CONTACT

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