

OFFICE / WAREHOUSE FOR LEASE

409 Delozier Dr., Unit A & B, Fort Collins, CO



RATE REDUCED!

PROPERTY DETAILS

Available Space: 10,200 SF

Unit A : 4,957 RSF

Unit B : 5,243 RSF

Proposed Use:

Industrial / Warehouse / Flex / R&D

Each Unit Features:

- (1) 10'x12' OH door (front)
- (1) 10'x14' OH door (rear)
- 400 Amp, 3 Phase power
- Full HVAC in offices
- Heat in Warehouses

Zoning: (CC) Commercial Corridor
(Larimer County)

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NORTH FORT COLLINS INDUSTRIAL

LEASE RATE: \$11.50/RSF NNN (\$4.94/SF)

- Functional flex, manufacturing, or office/warehouse units
- Convenient Fort Collins location with easy access to I-25 from Mulberry
- Units have reception, private offices, workrooms, built-in desks and storage
- Unit A: two offices, two restrooms and enclosed warehouse workroom on main level - Mezzanine with abundant storage, breakroom with full kitchen and private restroom
- Unit B: Office, conference and open warehouse on main level - Mezzanine has 3 private offices, kitchenette, restroom and storage
- Warehouses have both front and rear OHDs, HVAC in offices, built-in cabinetry for organization, and abundant natural light coming from full wall of transom windows
- Off-street parking in front and rear of building
- Click for Zoning Link: [Larimer County Municode](#)



DEMOGRAPHICS (Source: STDB Online 2025, radius)

	1 Mile	3 Mile	5 Mile
2024 Population	4,087	46,573	132,980
Avg. HH Income	\$116,620	\$119,086	\$111,787
Households	1,736	19,322	54,447
Businesses	325	2,750	7,270
Employees	3,385	33,950	99,942

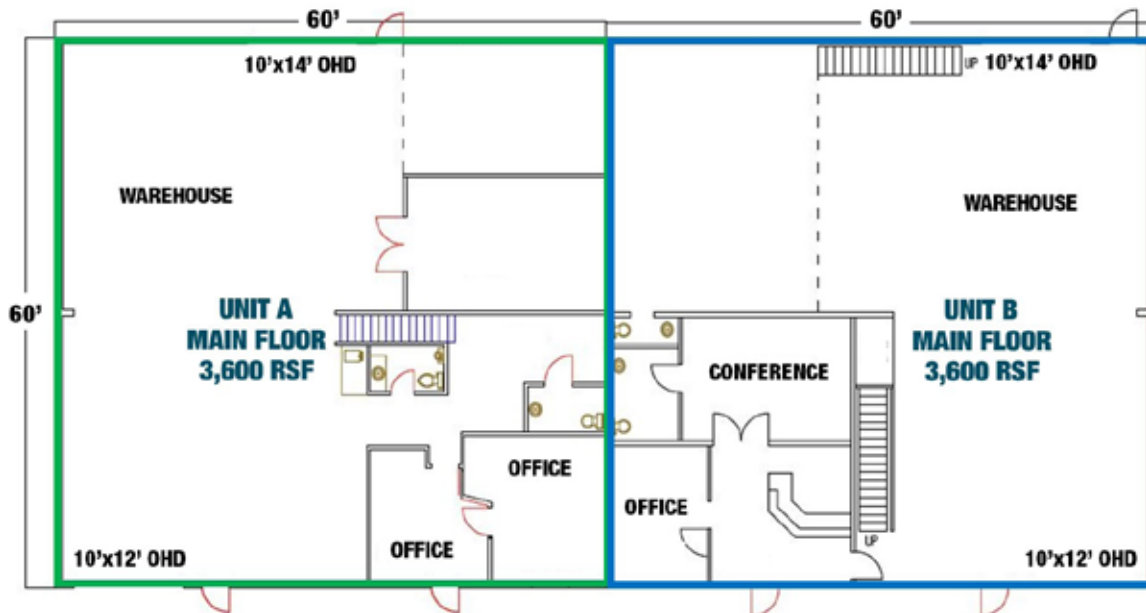


TRAFFIC COUNTS (Source: STDBOnline)

E. Mulberry St. near Delozier Dr. 35,000 VPD

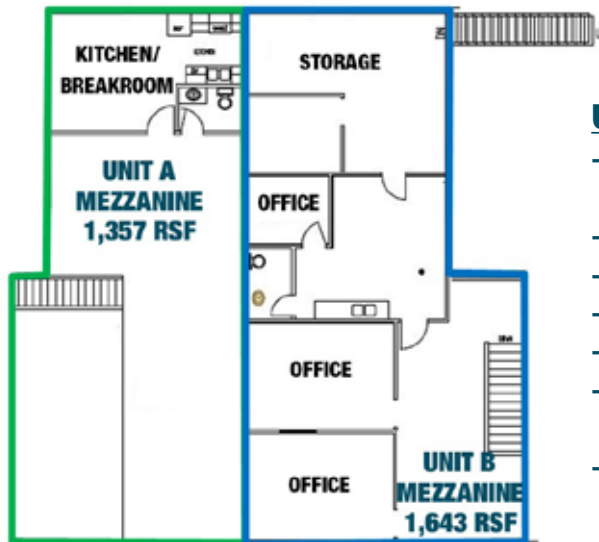
INDUSTRIAL SPACE FOR LEASE

409 Delozier Dr., Fort Collins, CO



UNIT A : 4,957 RSF

- Main floor office, reception
- Enclosed warehouse workroom
- 10'x12' OHD in front
- 10'x14' OHD in rear
- Mezzanine storage
- Full kitchen and breakroom in mezzanine
- Three restrooms
- Available immediately!



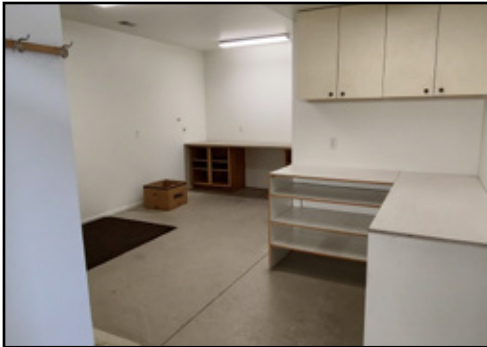
UNIT B : 5,243 RSF

- Main floor office, reception, conference room
- 10'x12' OHD in front
- 10'x14' OHD in rear
- Three offices in mezzanine
- Mezzanine storage
- Kitchenette and breakroom in mezzanine
- Three restrooms

The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness 9/22/2025

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Unit A Mezzanine Storage



Warehouse Work Area



Warehouse Enclosed Work Area



Unit A Full Kitchen



Rear Parking and Loading Area

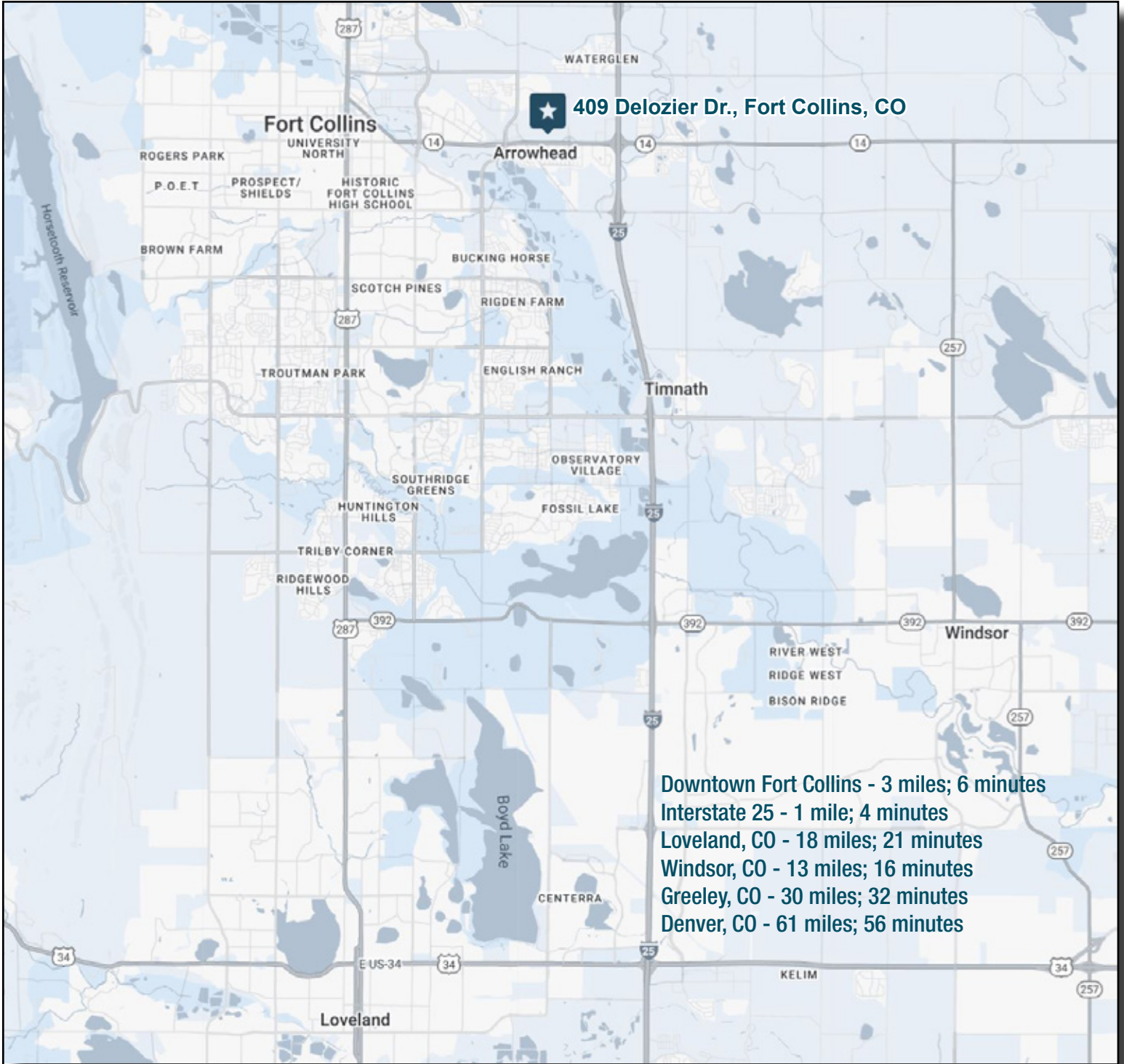


10'x14' Overhead Doors in Rear

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