



INDUSTRIAL/FLEX FOR SALE AND LEASE

412-500 East Vine Drive

Fort Collins, Colorado 80524

FOR SALE:

~~\$2,500,000~~ \$2,250,000

6,225- 11,102 SF

APPROX. \$202/SF

1.3 ACRES

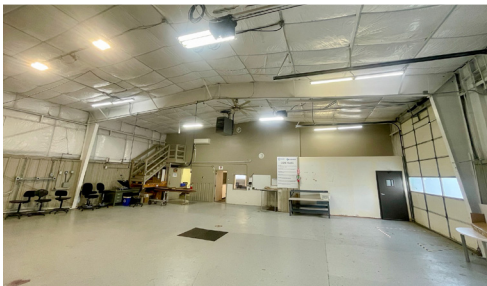
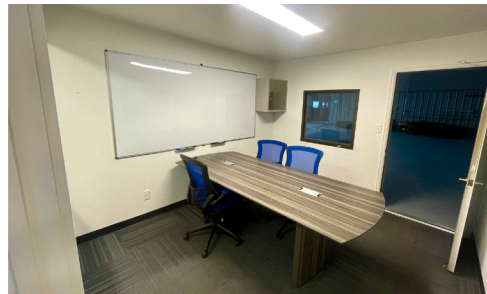
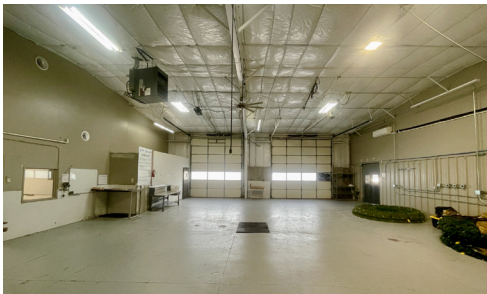
FOR LEASE: 6,225 SF
AVAILABLE WITH HALF
AN ACRE OF YARD



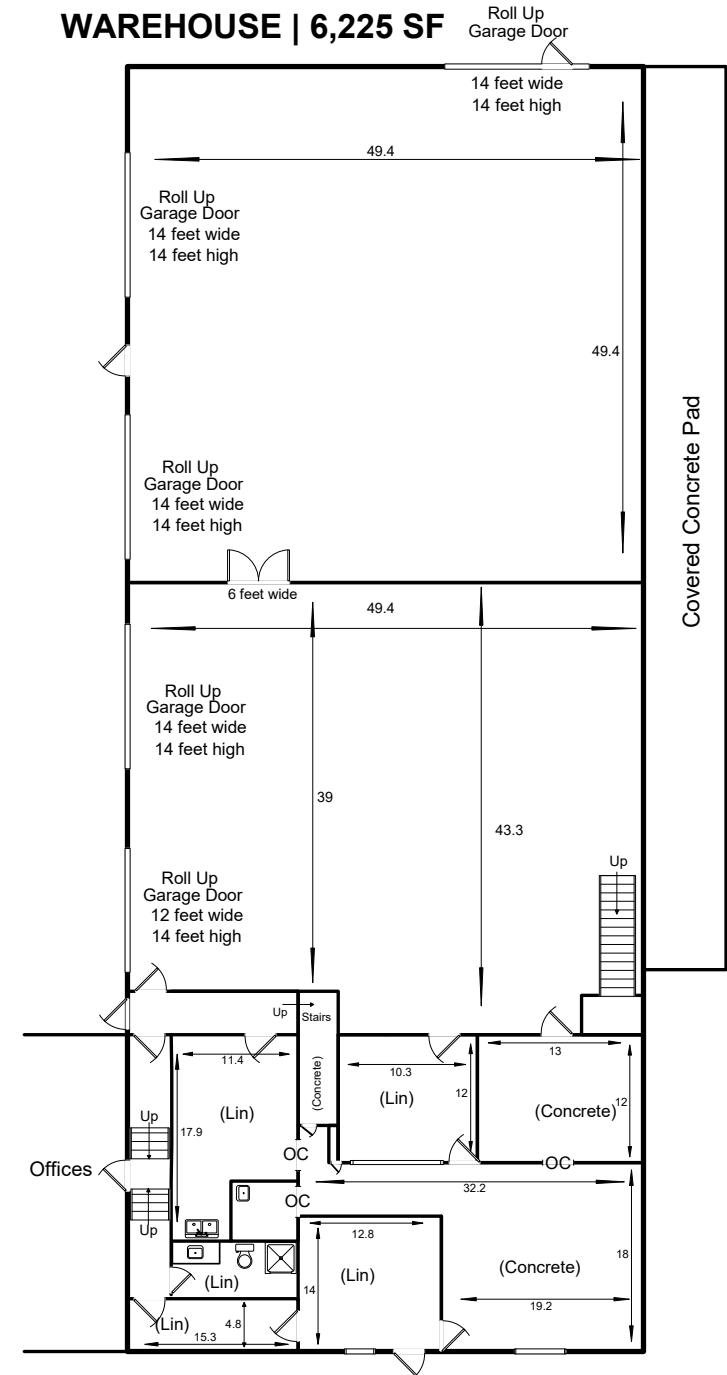
PROPERTY OVERVIEW

Located on the north side of Vine Drive just east of North College Avenue, this property is in a prime area with current and future redevelopment activity.

Space Available:	6,225 - 11,102 SF
Landlord Amenities:	Landlord recently invested \$200,000 in building improvements
Clear Height:	16'-18' — Includes (5) 14' Roll-Up Doors
Fenced Outdoor Storage:	Approximately 1/2 Acre
Sale Price:	\$2,500,000 \$2,250,000
Lease Rate:	\$12.00/SF NNN
Estimated NNN:	\$6.45/SF + Building Utilities



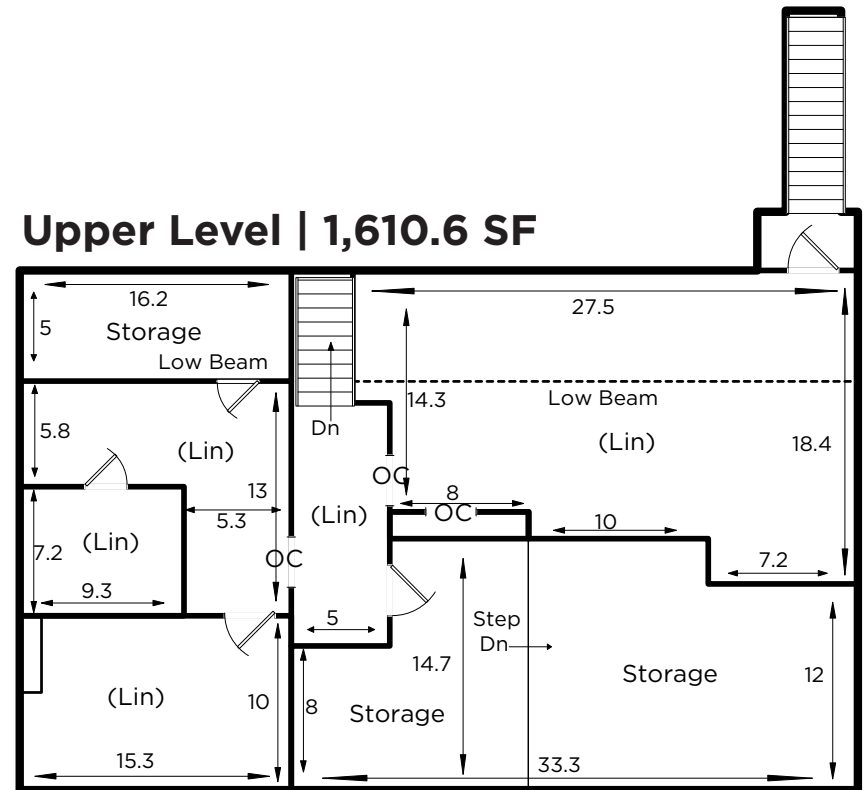
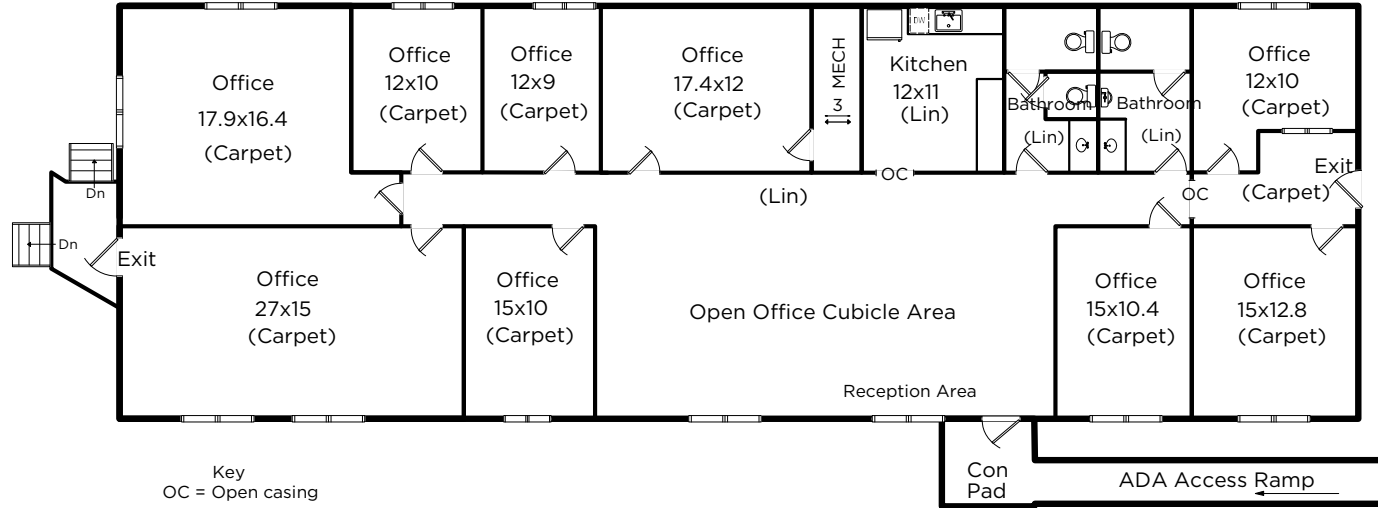
WAREHOUSE | 6,225 SF



5 OVERHEAD DOORS

FLOOR PLANS

Office | 3,267 SF





DEMOCRAPHICS

	2 Miles	5 Miles	10 Miles
2024 Population (Pop.)	33,157	149,231	234,216
2029 Pop. Projection	34,842	157,908	248,887
Avg. Household income	\$86,411	\$91,092	\$106,877

CONTACT

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