

3201 E MULBERRY ST
SUITE S

FORT COLLINS, CO 80524

14' Overhead Door
16' Clear Height
125A 3-Phase Power
Fully Built-Out Mezzanine Suite



Size | Suite S
3,135 SF

Sale Price
\$689,700
(\$220/SF)

INDUSTRIAL CONDO FOR SALE NEAR OLD TOWN FORT COLLINS

- Flexible industrial space with well-appointed mezzanine in a high-demand Mulberry corridor location.
- Mezzanine space is beautifully finished and includes a full kitchen and a bathroom with a shower.
- Industrial space features include 16' clear height, (1) 14' overhead door, 125A 3-phase power, floor drains, and a fire suppression system.
- Prime access to I-25, Old Town Fort Collins, and regional business hubs.
- Zoned Planned Development (PD) through Larimer County—ideal for a range of business uses.
- Shared parking lot.
- Building and monument signage.
- Clean, move-in-ready space available immediately.



PROPERTY PHOTOS — EXTERIOR

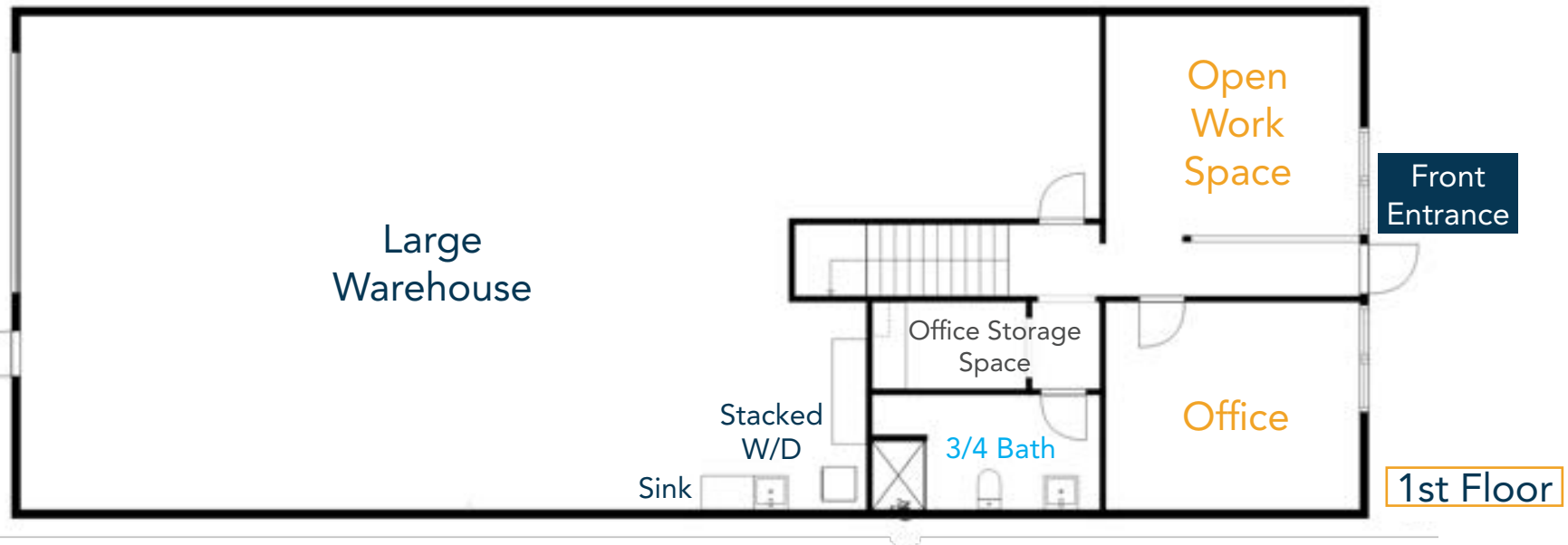


PROPERTY PHOTOS — INTERIOR INDUSTRIAL SPACE



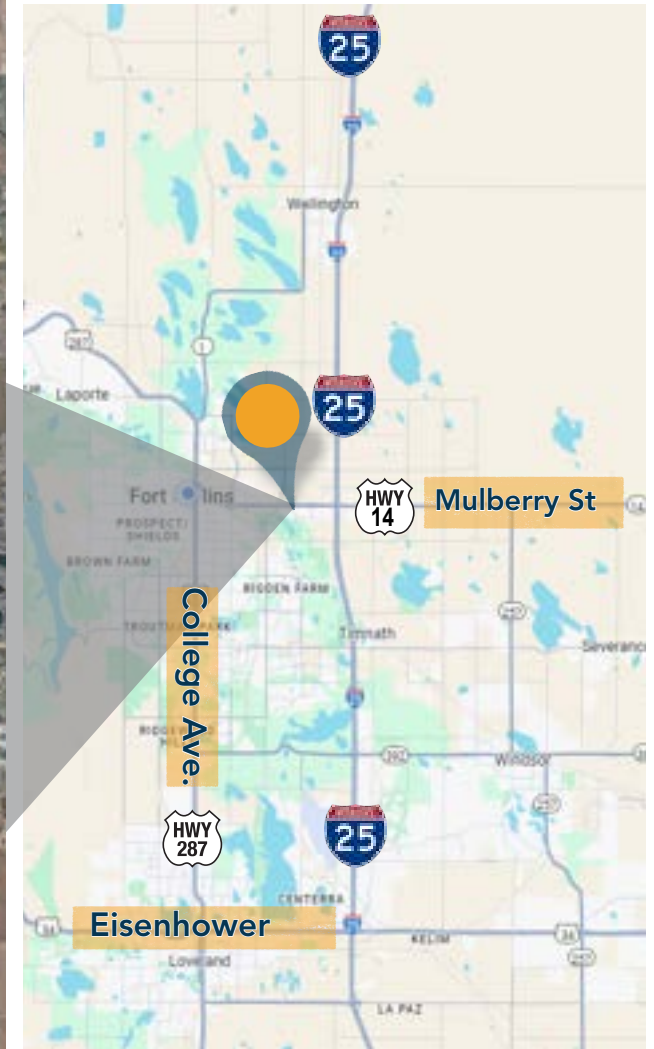
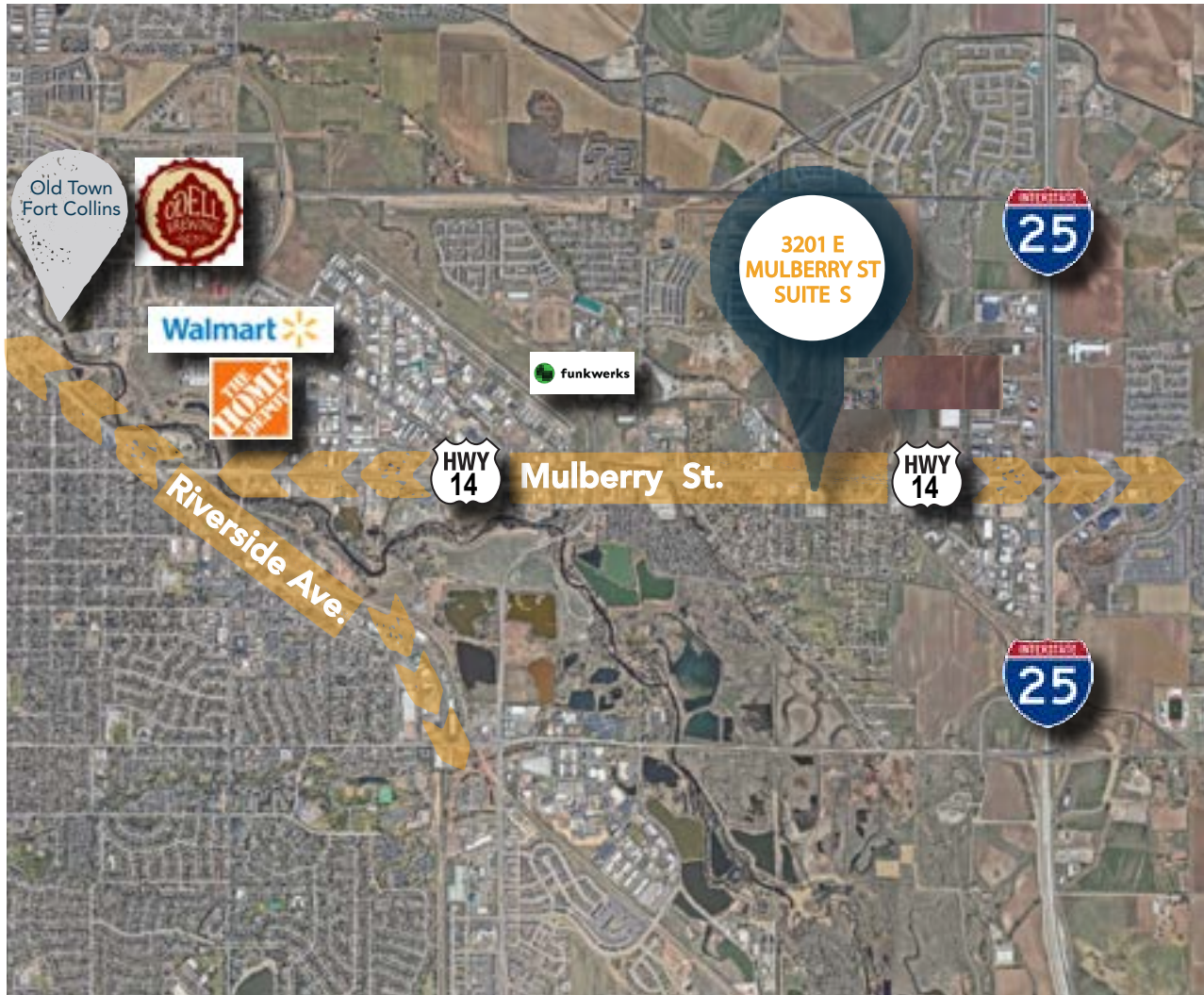
PROPERTY PHOTOS — MEZZANINE SPACE





Information contained herein is not guaranteed. Potential purchasers and tenants are advised to verify all information. Price, terms and information are subject to change.

AREA MAP



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