

225 N LEMAY AVE  
UNIT #6  
FORT COLLINS, CO  
80524



Space Available:  
Unit 6: 1,600 SF

Optional Yard Storage  
Contact broker for rate & SF\*

Sublease Rate:  
\$14.00/SF NNN

NNN Rate:  
\$8.76/SF\*

\*2025 estimate

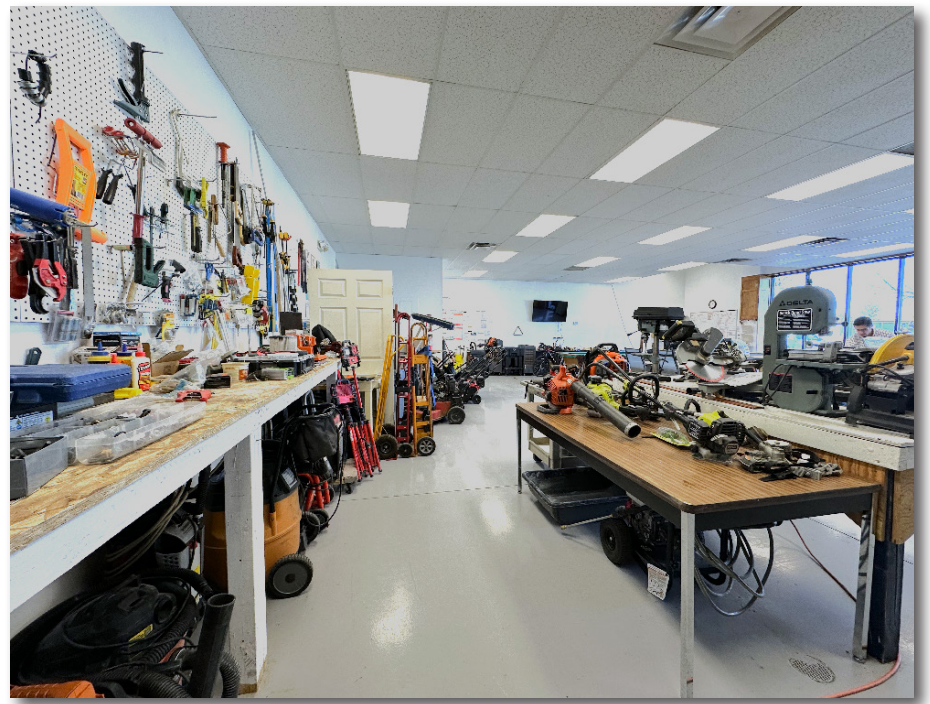
*FLEX UNIT WITH OPTIONAL YARD STORAGE AVAILABLE FOR LEASE IN NORTH FORT COLLINS*

- Located in north Fort Collins near retail spaces such as Odell Brewing, Walmart & Home Depot.
- Unit consists of open area, private restroom and large shop windows.
- Option to lease a portion of fully fenced yard storage space on property. Yard space includes double swing gate for vehicle access.
- Monument signage.
- On-site parking.

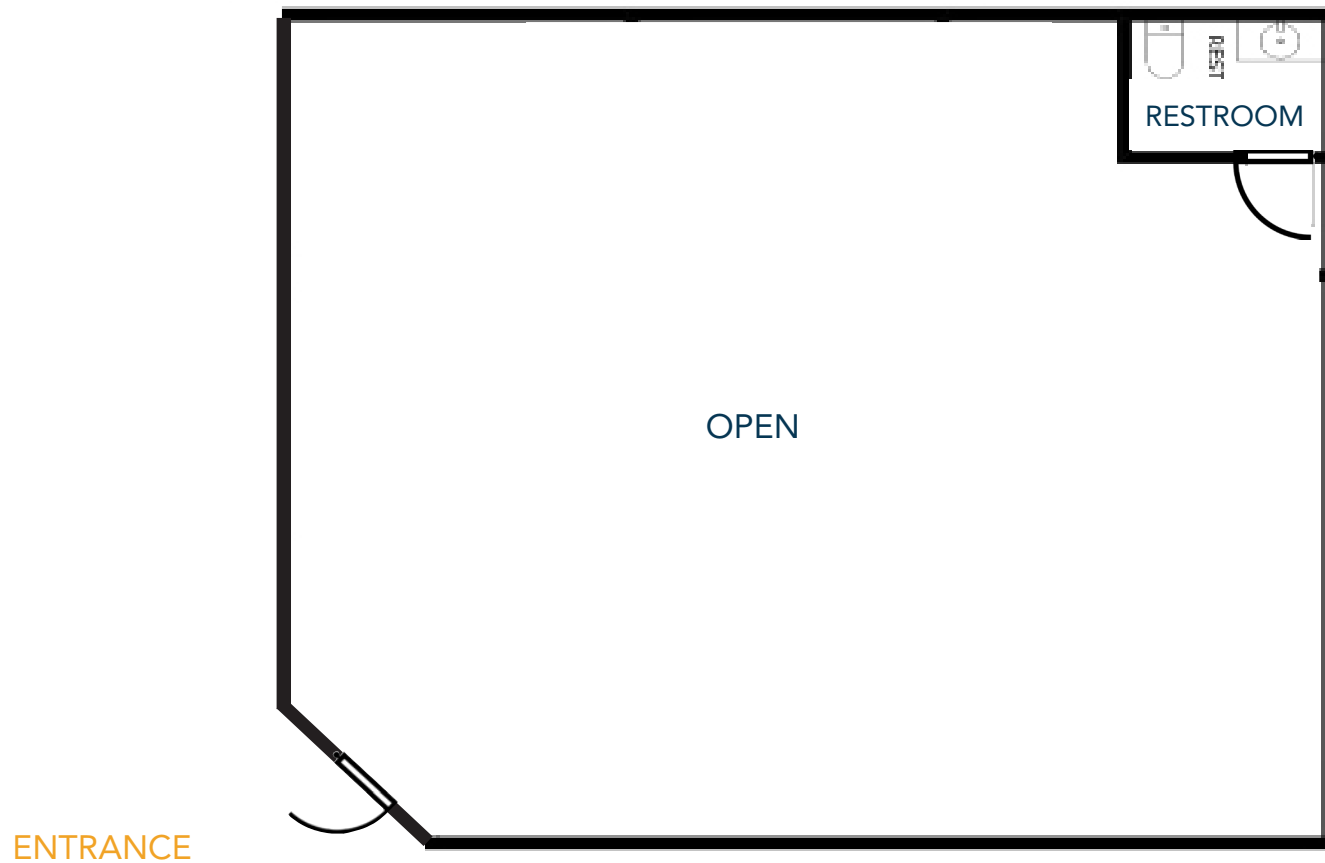




# UNIT 6 PHOTOS



# UNIT 6 FLOORPLAN



# BUILDING FLOORPLAN





# YARD STORAGE OVERVIEW



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



# AREA MAP



**CONTACT:** Jake Arnold • 970-294-5331 • [jarnold@waypointRE.com](mailto:jarnold@waypointRE.com)

Nick Norton, CCIM • 970-213-3116 • [nnorton@waypointRE.com](mailto:nnorton@waypointRE.com)

Josh Guernsey • 970-218-2331 • [jguernsey@waypointRE.com](mailto:jguernsey@waypointRE.com)



JAKE ARNOLD / NICK NORTON / JOSH GUERNSEY  
125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • [www.waypointRE.com](http://www.waypointRE.com)

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.