

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

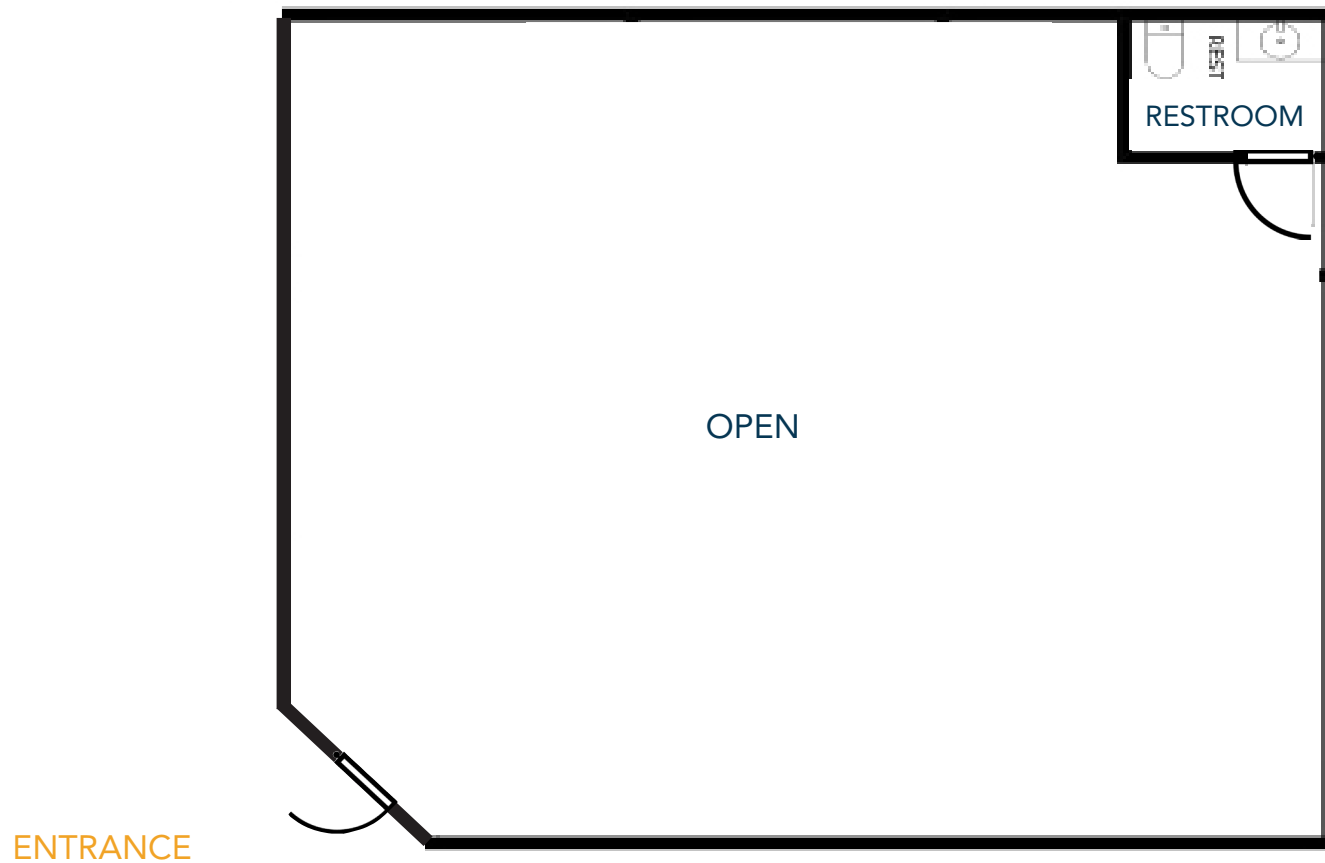
- Located in north Fort Collins near retail spaces such as Odell Brewing, Walmart & Home Depot.
- Unit consists of open area, private restroom and large shop windows.
- Option to lease a portion of fully fenced yard storage space on property. Yard space includes double swing gate for vehicle access.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



UNIT 6 PHOTOS



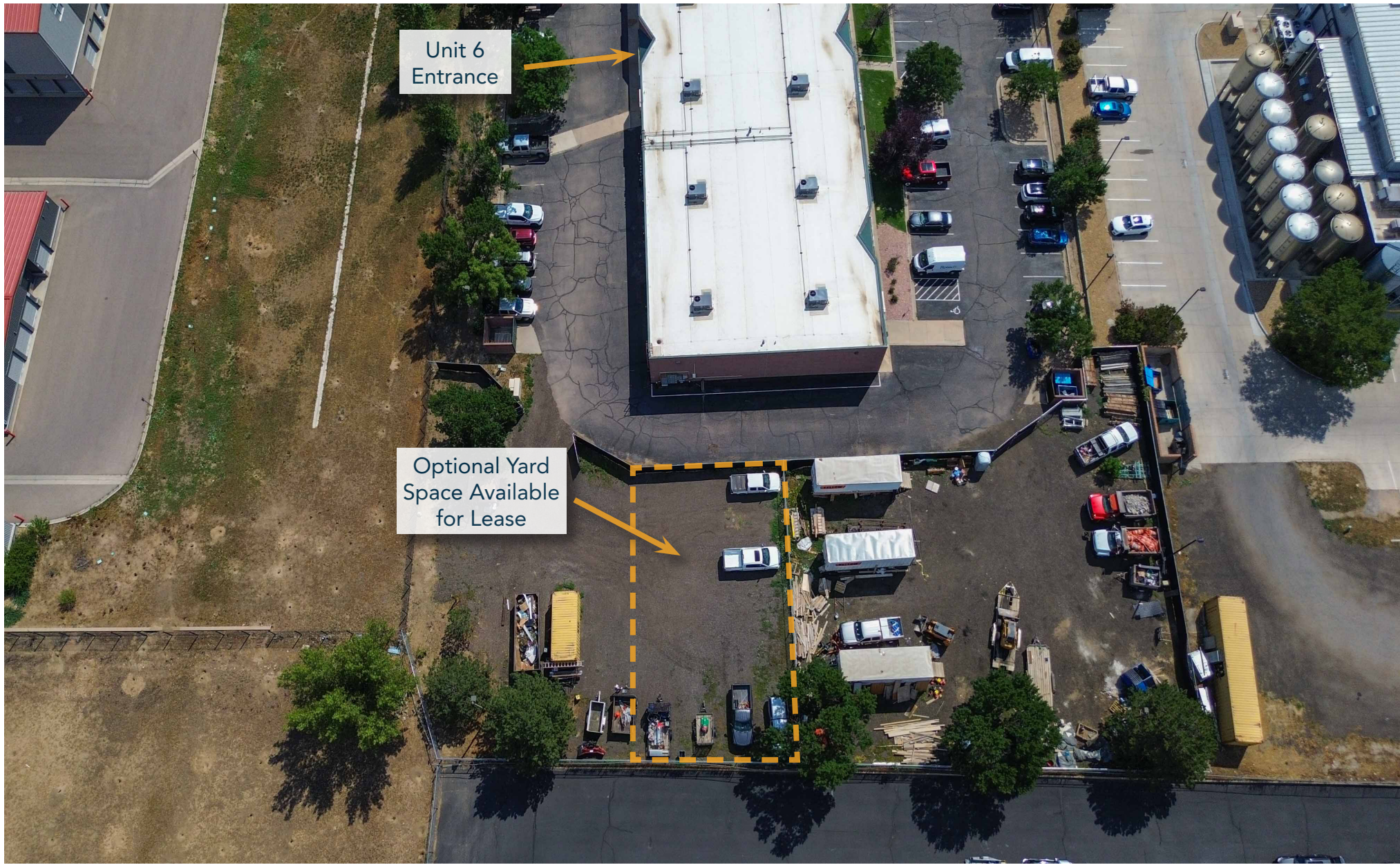
UNIT 6 FLOORPLAN



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

Nick Norton, CCIM • 970-213-3116 • nnorton@waypointRE.com

Josh Guernsey • 970-218-2331 • 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

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.