

1309 WEBSTER AVE
FORT COLLINS, CO 80524



Space Available:
2nd Floor: 10,000 SF

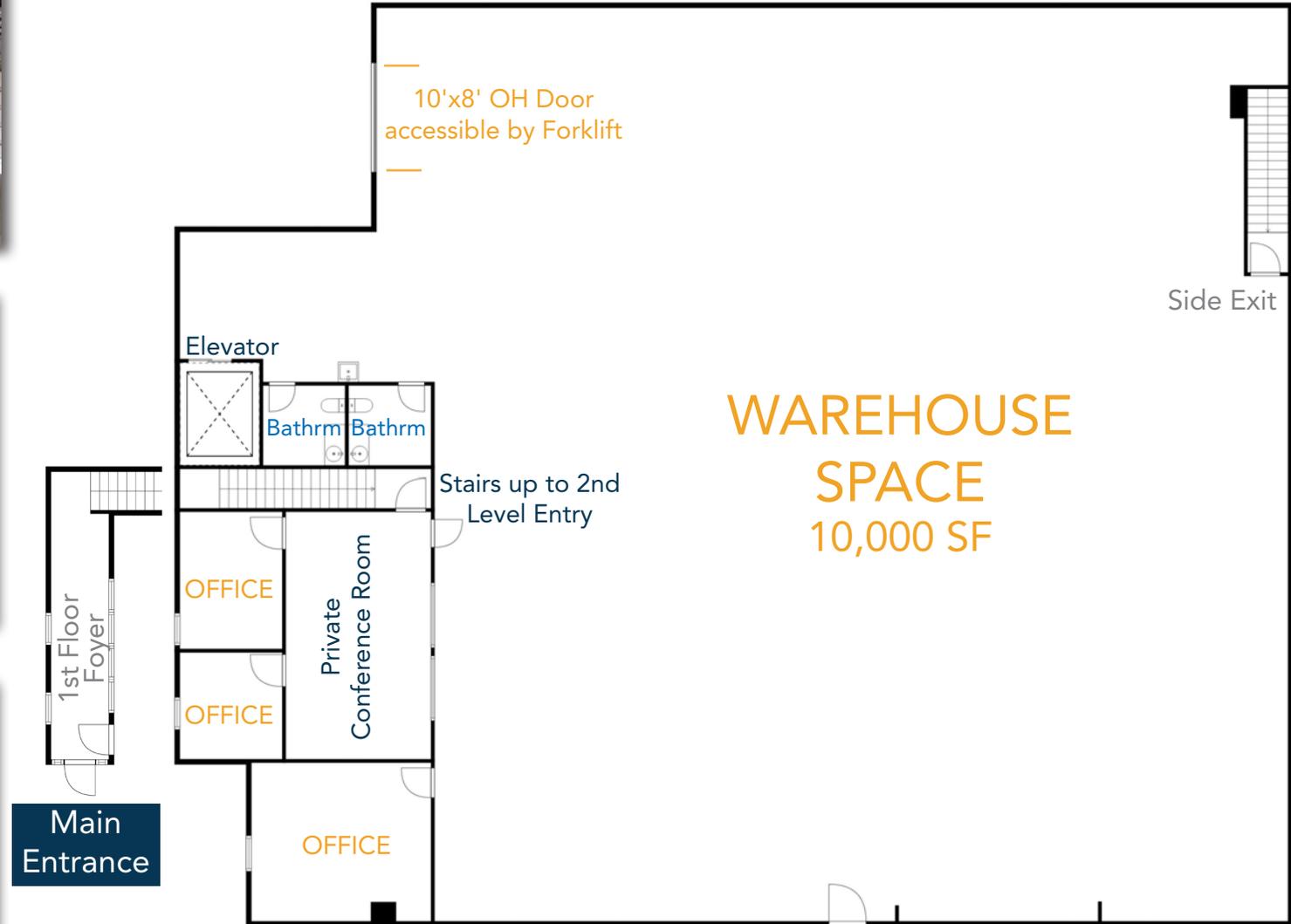
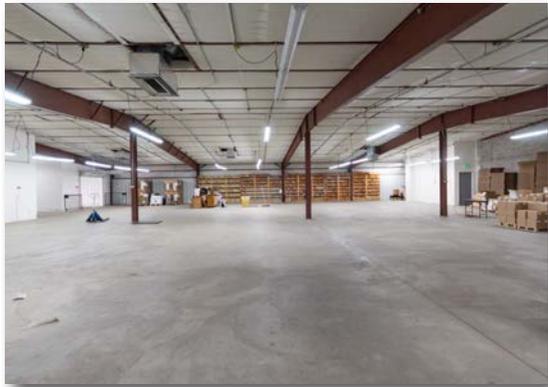
Gross Monthly Lease Rate:
\$8,000/mo*
**Tenant pays Interent*

OFFICE / INDUSTRIAL STORAGE FOR LEASE IN NORTH FORT COLLINS

CONTACT: Jack Chunko • 970-213-5063 • jchunko@waypointRE.com
David Katz, CCIM • 970-481-5808 • dkatz@waypointRE.com



PHOTOS & FLOORPLAN



**WAREHOUSE
SPACE
10,000 SF**

PROPERTY DETAILS

Utility Providers

Electric	Included in gross rate
Gas	Included in gross rate
Water & Sewer	Included in gross rate
Trash	Included in gross rate
Internet	Xfinity

Systems

Fully Sprinkled	No
Security System	No

Construction

Structure	Metal Framing
Roof	Flat
Total Building Size	29,936 SF
2nd Level Space	10,000 SF (Warehouse Storage)
Office Build-Out	Yes, 15%
Heat Type	Rooftop Unit
Air Conditioning	Yes
Overhead Door(s)	(1) OH Door accessible by Forklift 10'x8'
Elevator	Yes
Parking	Shared Parking

Building Amenities

Monument Signage	Maybe
Building Signage	No
Break Room(s)	Yes
Kitchenette	Yes
Restroom Count	2 ADA (2nd Level)
Conference Room(s)	(1) Private Conference Room



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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.