



— FOR LEASE · UNIT #6

1312 Blue Spruce Dr.

Fort Collins, CO

Industrial unit with multiple offices for lease

UNIT #6

2,000 SF

LEASE RATE

\$11.50/SF

NNN RATE

\$5.79/SF

Includes water & sewer (2026 estimate)

PROPERTY OVERVIEW

1312 Blue Spruce Dr.

Fort Collins, CO



UNIT #6

- Unit consists of warehouse space with 12' overhead door, reception area, 3 offices, private restroom, and multiple points of secure storage
- A/C in offices
- Power: 3-Phase / 200amp
- Monument signage available

SIZE

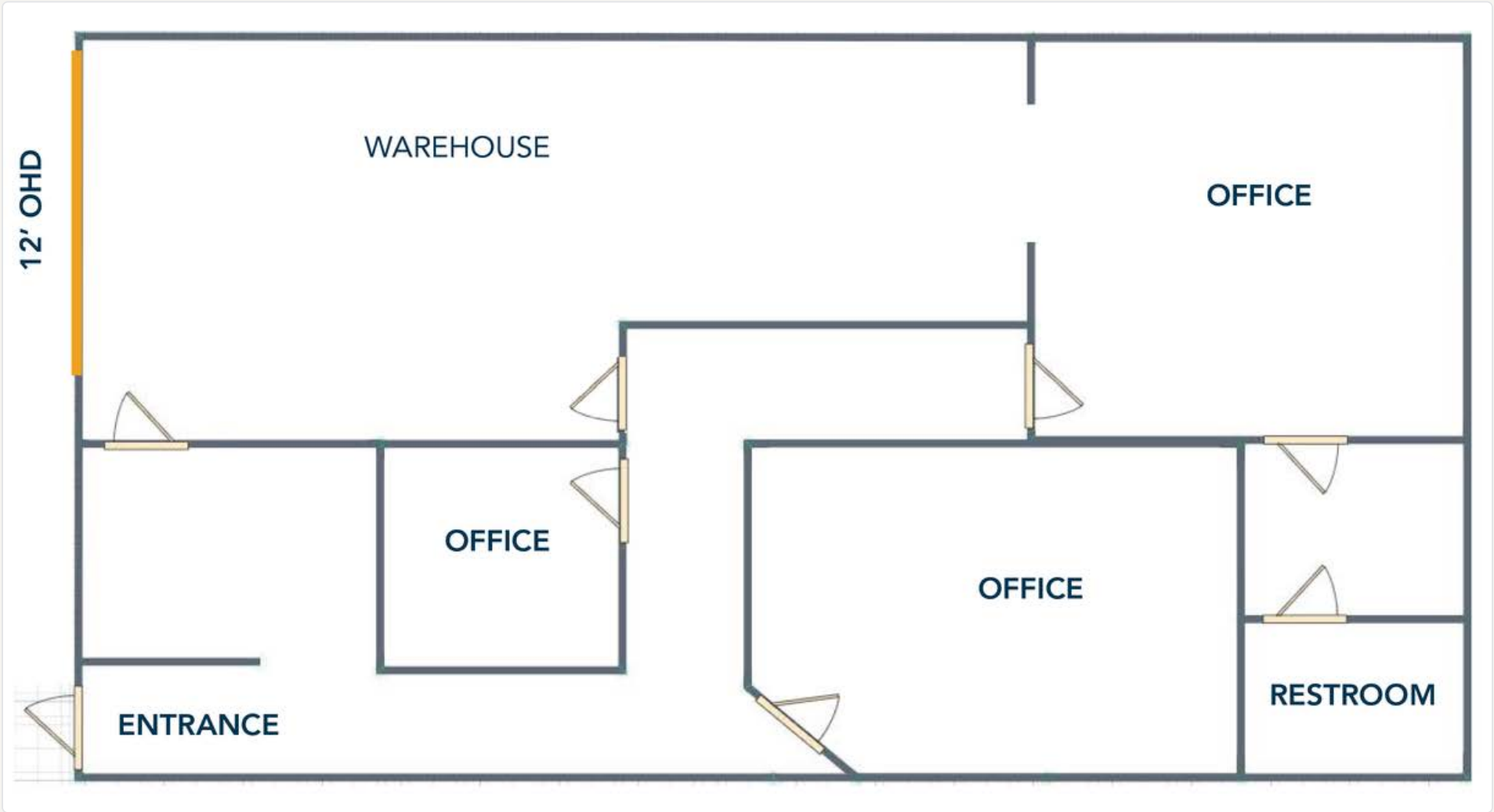
2,000 SF



UNIT 6 LAYOUT

1312 Blue Spruce Dr.
Fort Collins, CO

UNIT SIZE 2,000 SF



WAREHOUSE 3 OFFICES RESTROOM ENTRANCE 12' OHD

1312 Blue Spruce Dr.

— FORT COLLINS, CO —

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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.