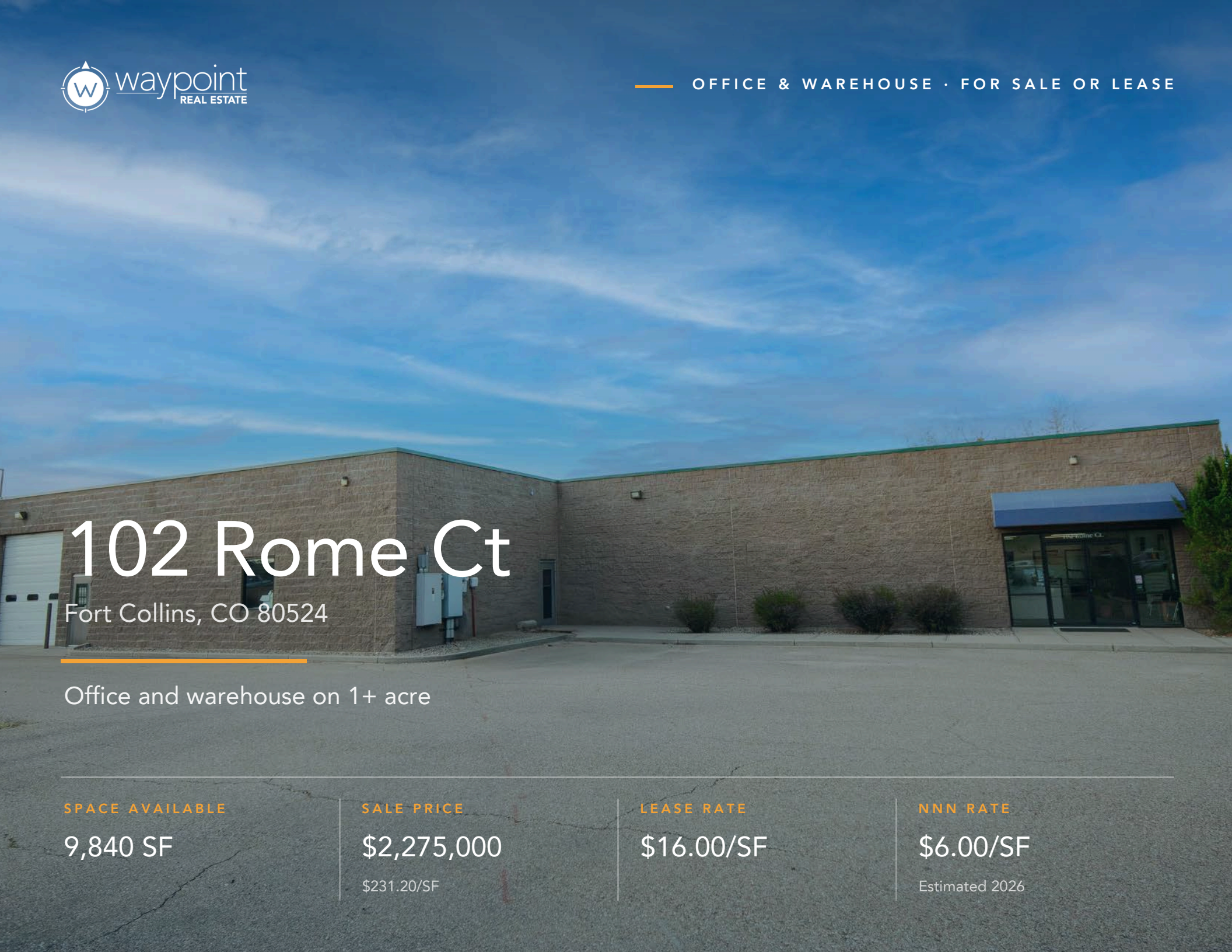
waypoint REAL ESTATE

OFFICE & WAREHOUSE · FOR SALE OR LEASE



102 Rome Ct

Fort Collins, CO 80524

Office and warehouse on 1+ acre

SPACE AVAILABLE	SALE PRICE	LEASE RATE	NNN RATE
9,840 SF	$2,275,000	$16.00/SF	$6.00/SF
	$231.20/SF		Estimated 2026

PROPERTY OVERVIEW

102 Rome Ct
Fort Collins, CO 80524









OFFICE

- Multiple spacious open work areas
- 4 private offices and private restrooms
- Multiple storage rooms, including a utility/server room
- Large kitchenette and 2 wash areas

WAREHOUSE

- Large warehouse with a 12' overhead door
- 240V, 3-phase electrical service

BUILDING SYSTEMS

- Cat 5 ethernet and wireless connectivity
- 4 rooftop HVAC units and LED lighting
- Fire sprinkler system
- Alarm system with door and motion sensors

SITE

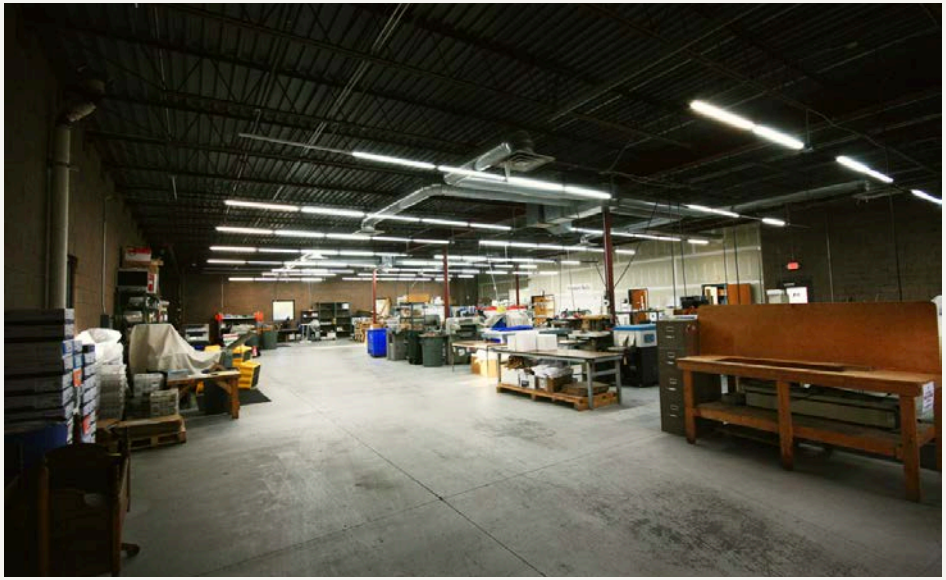
- 1.015 acres
- 33 dedicated parking spaces
- Inground landscaping sprinkler system

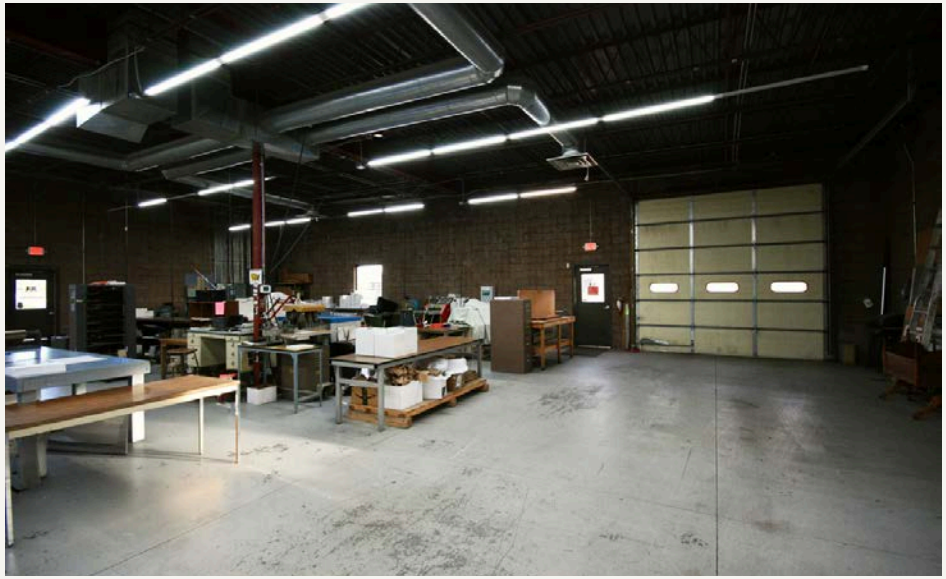
Nick Norton, CCIM· 970-213-3116 · nnorton@waypointRE.com **Jake Arnold**· 970-294-5331 · jarnold@waypointRE.com

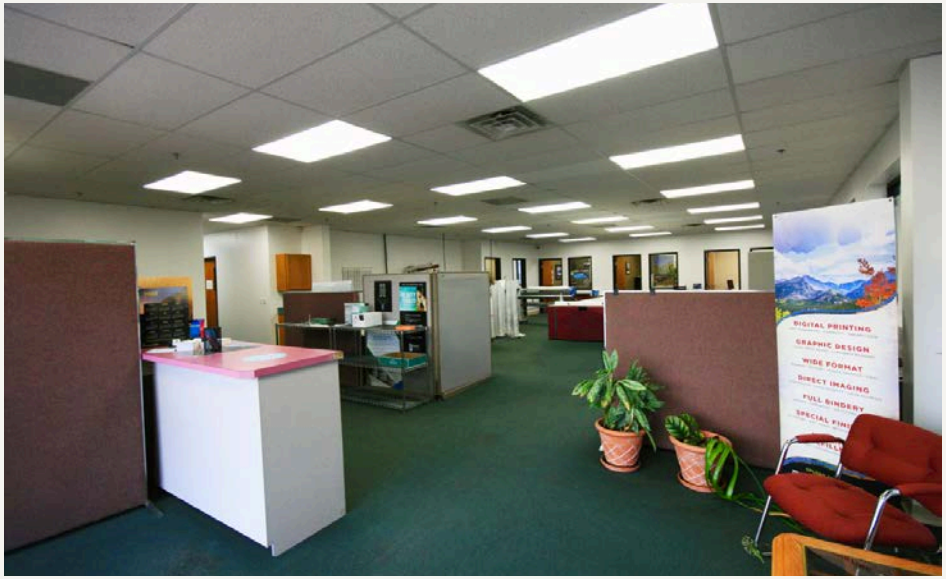
PROPERTY PHOTOS

102 Rome Ct
Fort Collins, CO 80524







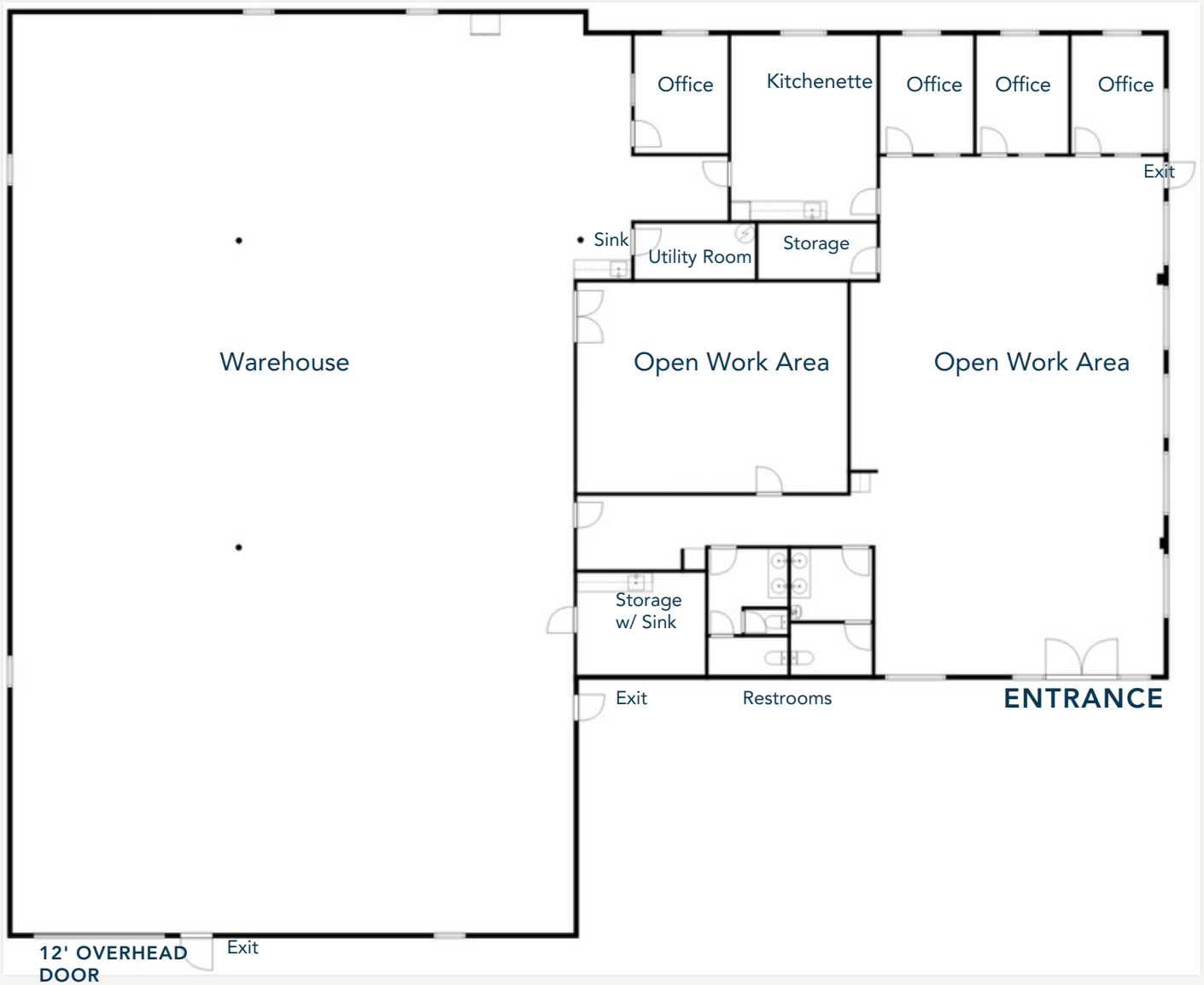


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FLOOR PLAN

102 Rome Ct
Fort Collins, CO 80524

TOTAL BUILDING SIZE **9,840 SF**



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102 Rome Ct

FORT COLLINS, CO 80524

Nick Norton, CCIM

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Jake Arnold

970-294-5331

jarnold@waypointRE.com

waypoint REAL ESTATE

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.