STRATA
COLORADO STATE UNIVERSITY SYSTEM

Professional Warehouse Space Available

2479 International Boulevard

Unit D | Fort Collins, CO 80524

Unit D: 14,949 SF Warehouse Space
Lease Rate: $11.50/SF NNN

BUILDING FEATURES

- Building: 37,450 SF
- Unit D: 14,949 SF
- Year Built: 2001
- Zoning: Industrial
- Shared Parking: 44 Spaces
- Tenant Finish Allowance: Negotiable
- High Bay Warehouse

For more information, please contact:

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PROPERTY HIGHLIGHTS

- Mid-town location near the intersection of Mulberry and Timberline
- Expandable building that can accommodate multiple users
- Amenities include; fiber optics, wet sprinkler system, offsite monitored fire alarm, security system, gas fired radiant heaters and a pallet scale.

Demographics (Esri '22)

	1 Mile	3 Miles	5 Miles
Population	14,098	116,473	178,250
Average Household Income	$78,749	$93,315	$102,640

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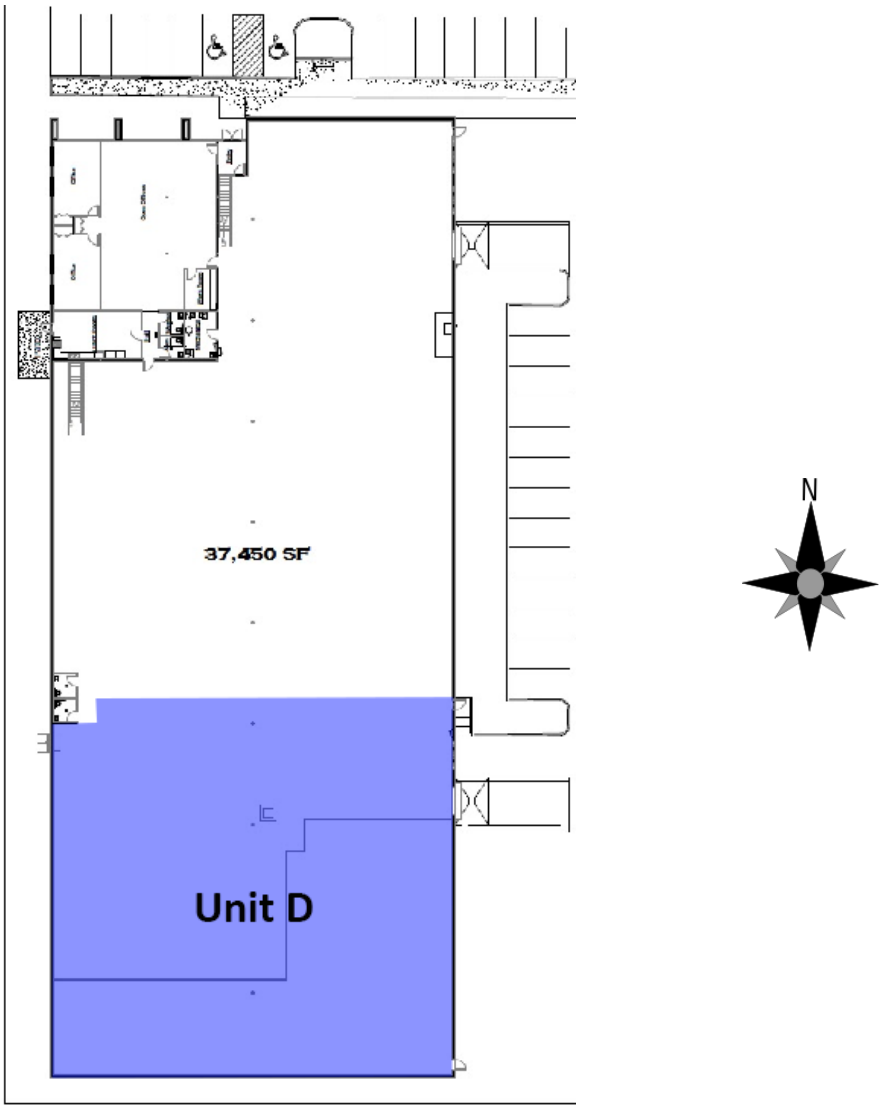
FLOOR PLAN

Unit D



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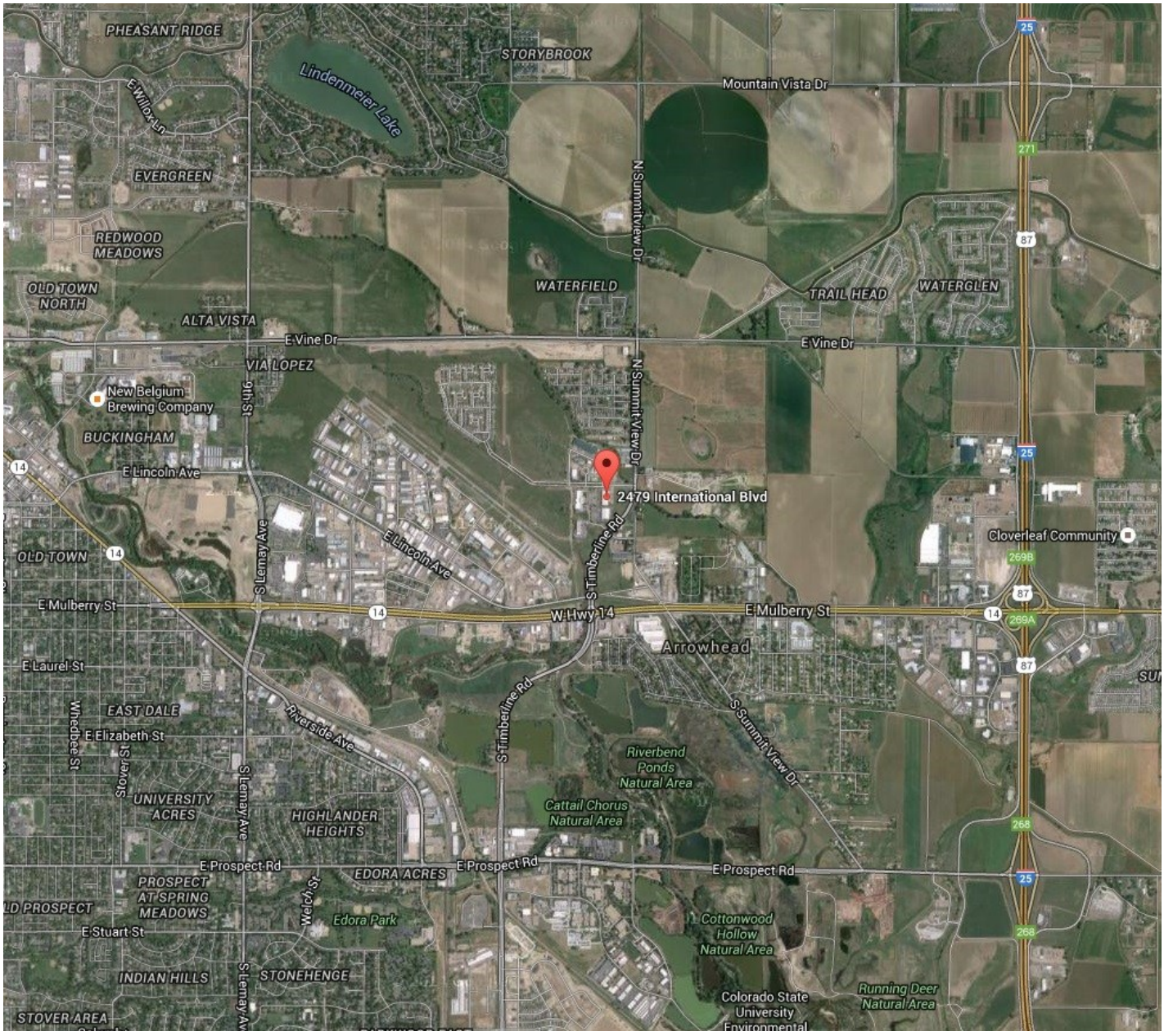
MAP



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