

SEVEN LAKES BUSINESS PARK

INDUSTRIAL FLEX BUILDING

2330
EAST
PROSPECT
ROAD

CBRE

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LISTING DETAILS

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——— ROAD

Approximately 15,000 SF of industrial flex located in Seven Lakes Business Park is available for sale or lease. Property is situated in the active business community at Prospect Road and Timberline Road, less than 2 miles from I-25. The building previously housed a 45,000 SF manufacturing facility which conveniently lends its capabilities with abundant power, fiber optics, and parking. Spring Creek Trail runs directly behind the space for easy access in to the Fort Collins trail system. Designated natural areas are located on the north of the building. Overhead doors/Dock High doors are negotiable.

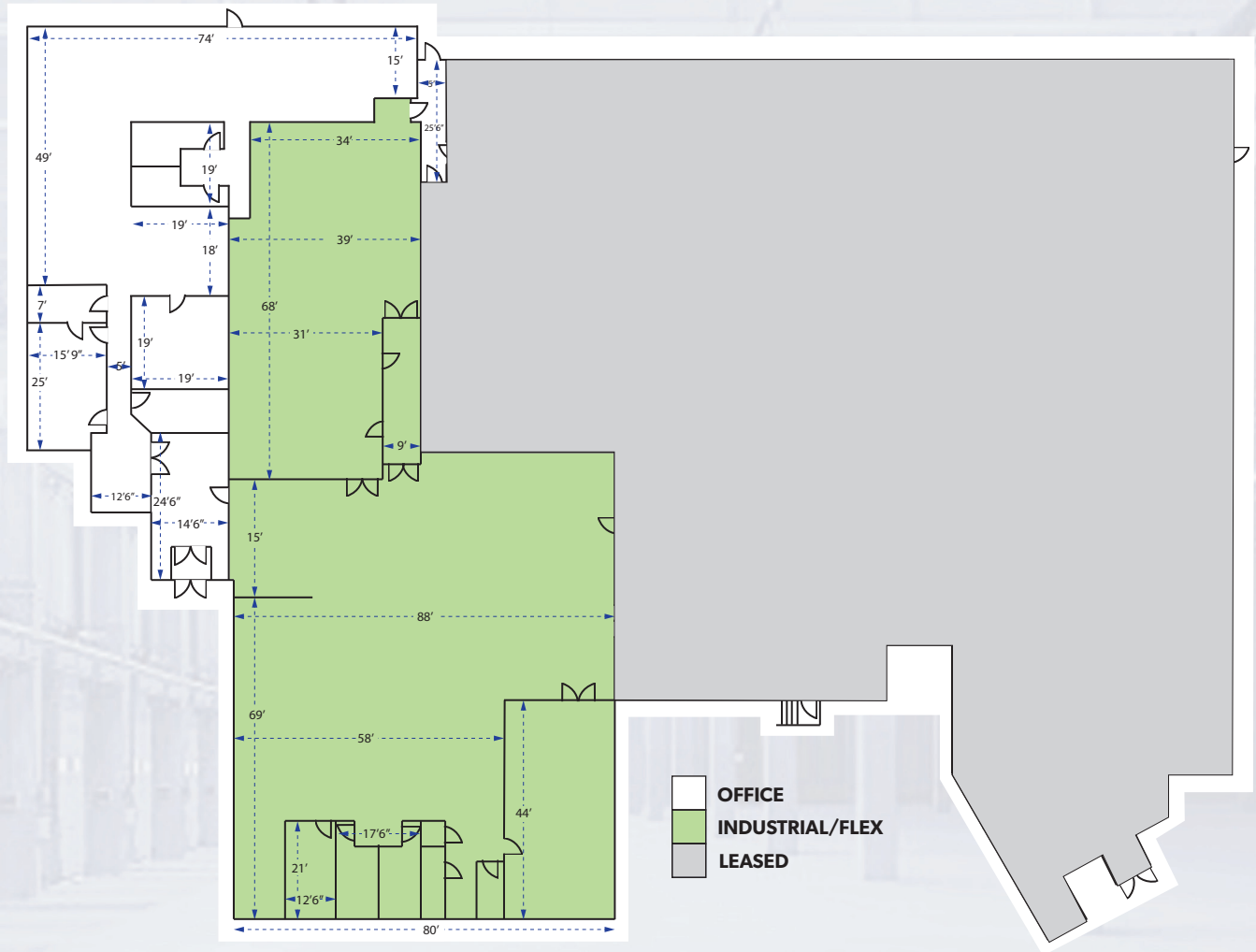
1ST YEAR INCENTIVE: \$6.50/SF NNN

2ND YEAR: \$9.00 - \$11.00/SF NNN

NNN ESTIMATE: \$3.50/SF

FOR LEASE: ±15,000 SF

SALE PRICE: \$5,000,000



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PROPERTY INFORMATION



BUILDING SIZE: 47,758 SF

SITE SIZE: 125,017 SF (2.87 acres)

YEAR BUILT: 1982

PARKING: 119 free surface spaces

CEILING HEIGHT: 14'

POWER: 1,600 amps

FIBER: T-1 data

OHD/DOCK HIGH: Negotiable





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