5739 Bueno Dr., Fort Collins, CO

INDUSTRIAL/FLEX/RETAIL BUILDING FOR SALE OR LEASE

PROPERTY DETAILS

Available Space:
4,100 Total SF
(+1,690 SF unfinished mezzanine)

Zoning: Service Commercial (C-S)

Taxes: $18,688.50 (2024)

Proposed Use:
- Retail
- Medical lab/research/supplies
- Verticle Farming
- Brewery/Distillery
- Health/Fitness
- Warehouse
- Distribution
- Light Industrial

FORT COLLINS INDUSTRIAL

SALE PRICE REDUCED: $1,150,000 ($198/SF)

LEASE RATE: $13.00/SF NNN ($4.60/SF)

- Unique single-tenant steel flex/industrial building in convenient south Fort Collins location
- Currently built-out with retail/showroom area, work space, storage and warehouse area
- Complete remodel from ground up 2018
- State-of-the-art security system in place
- Unfinished mezzanine space ideal for storage or can be built-out for office space, conference or meeting areas
- Substantial 500 KVA transformer and HVAC system in place with 12,208 Volts
- High ceiling clearance approx. 12'-18' provides significant flexibility of uses
- On-site parking along with street parking
- Convenient access to US Highway 287 with easy access to Fort Collins and Loveland
- SELLER CONCESSIONS AVAILABLE

DEMOGRAPHICS (Source: STDB Online 2024, radius)

	1 Mile	3 Mile	5 Mile
2024 Population	*5,863*	*66,594*	*153,651*
Avg. HH Income	*$158,102*	*$136,518*	*$122,707*
Households	*2,307*	*27,466*	*61,601*
Businesses	*353*	*2,631*	*5,692*
Employees	*3,580*	*34,334*	*82,356*

TRAFFIC COUNTS (Source: STDBOnline)

US Hwy 287 / S. College Ave.	*35,000 VPD*

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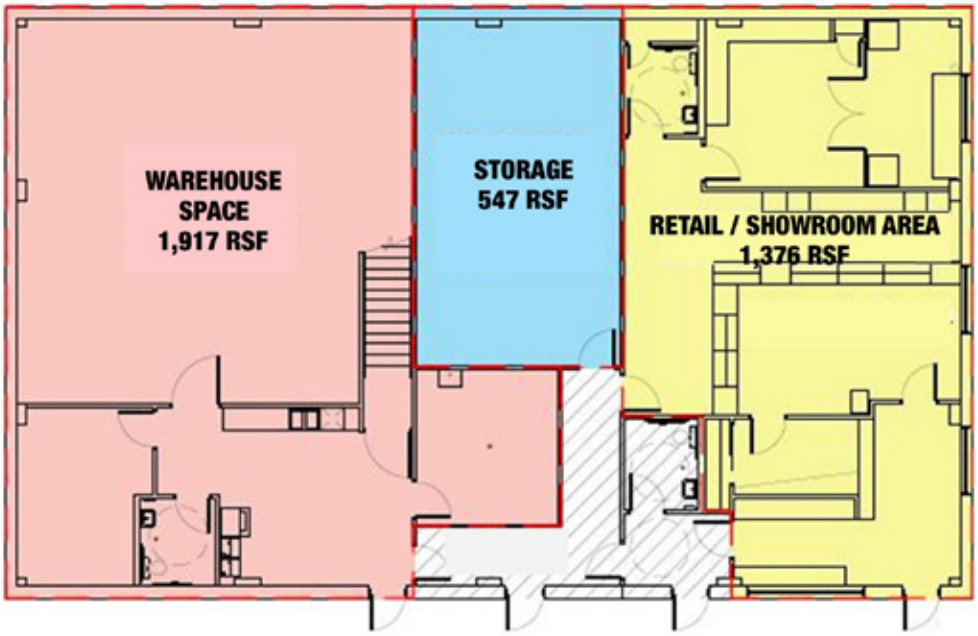

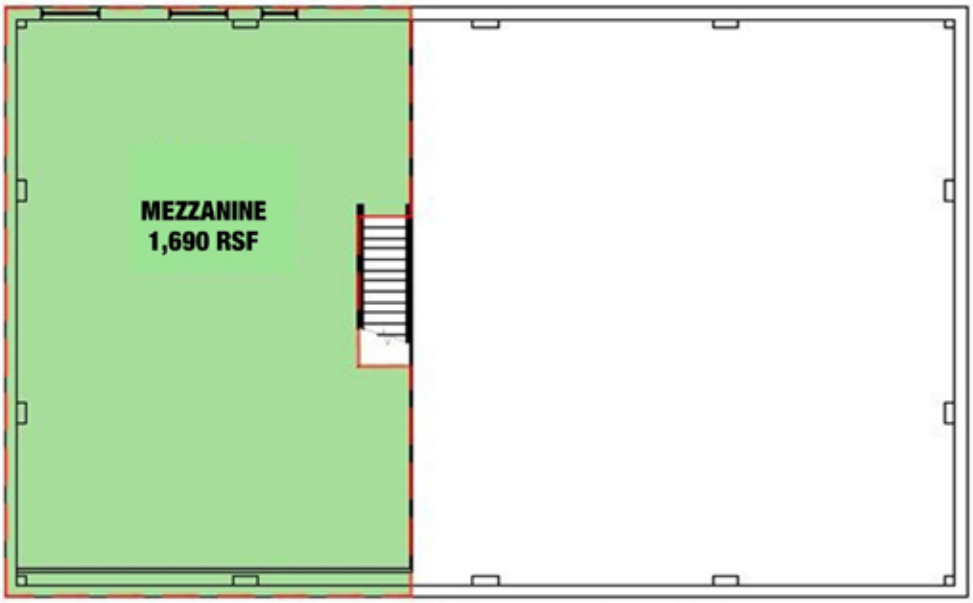

- Retail/showroom area
- Abundant storage space
- Three private restrooms
- Unfinished mezzanine
- Four man-doors

Retail Showroom

Retail Showroom

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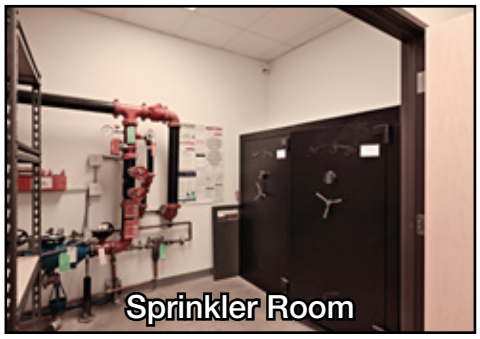
Retail Showroom

Retail Showroom

Office


Sprinkler Room

Retail Entrance

Storage

Warehouse

Mezzanine

High Power Transformer & HVAC

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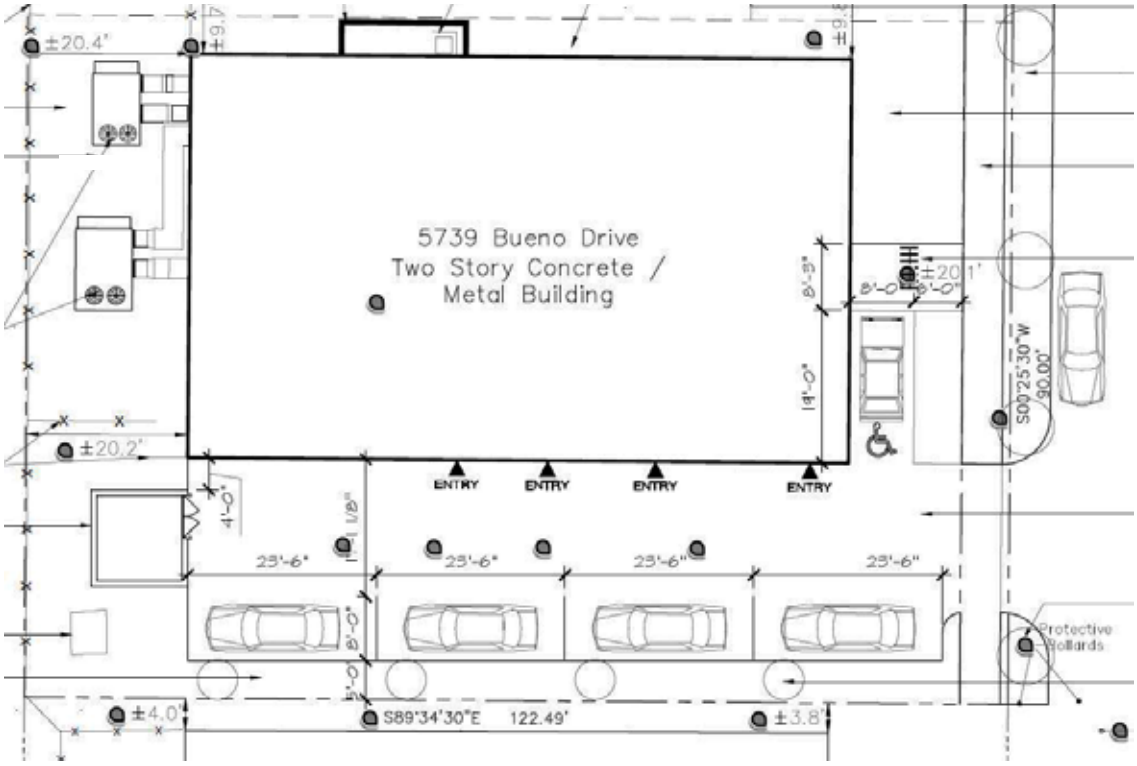

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