



FOR LEASE

208 Racquette Drive  
Units C - G

FORT COLLINS, CO 80524

**RATE REDUCED!**



- ⇒ Units From 2,905 SF Up To 8,518 SF
- ⇒ Rates From ~~\$12.00 - \$13.50~~ NNN  
**Rate Reduced to \$10-\$11 NNN**
- ⇒ **NNN's reduced to \$5.25 per SF +**  
Prorata Share of Utilities Est. at \$0.32 per SF.
- ⇒ Designated Yard Space Available
- ⇒ Main Building is Fully Sprinklered
- ⇒ 277/480 3Phase Power
- ⇒ New Fan Exhaust System in 1,465 SF
- ⇒ Semi Access and Dock Access via Truck Well
- ⇒ 5 Grade Level OH Doors: one 12'x14', 10'x12', two 8'x10', & 12'x12'
- ⇒ 3 Restrooms, 1 Utility Sinks
- ⇒ Available Now
- ⇒ Light Indust. Zoning in Larimer County

Industrial Flex with Dock Access and Yard

# RE/MAX

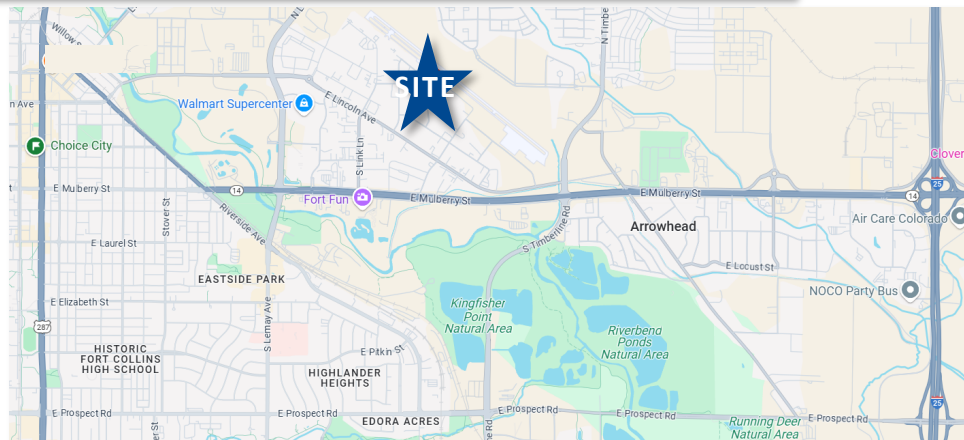
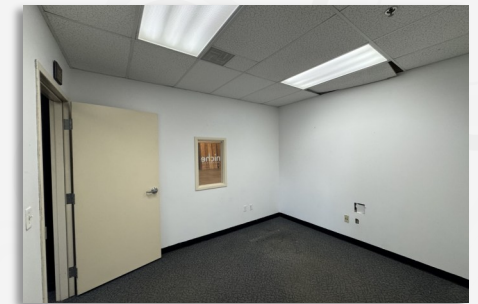
COMMERCIAL

## SITE PHOTOS

208 Racquette Drive  
Units B - G  
FORT COLLINS, CO 80524



Located 2.5 Miles to the I-25 Interchange



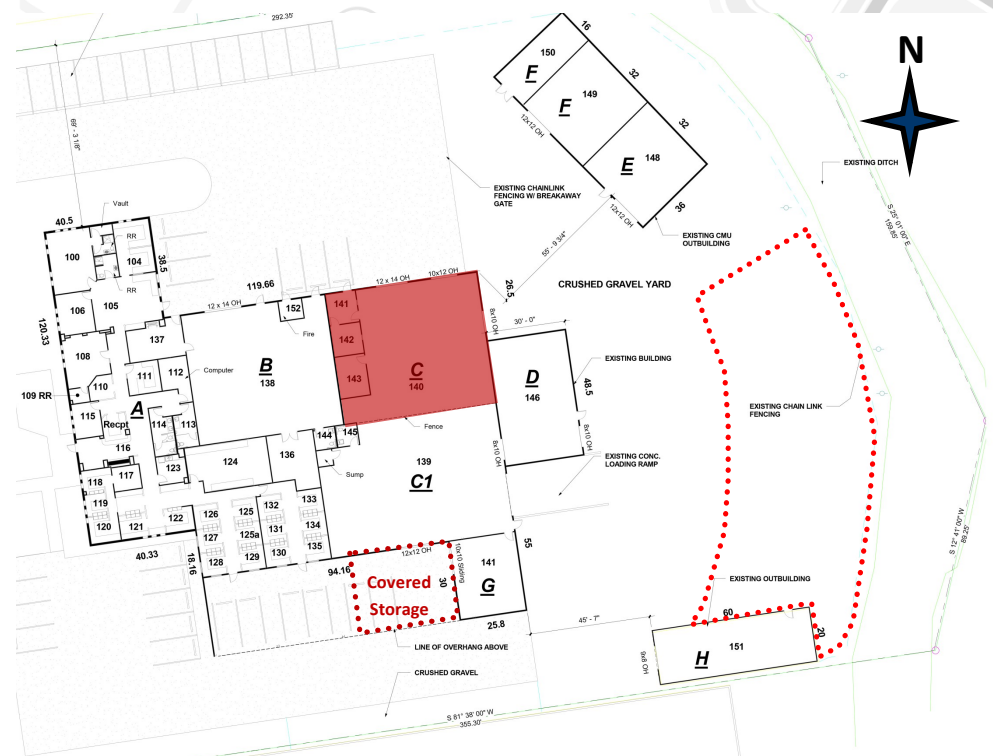


## UNITS AVAILABLE FROM 2,905 SF UP TO 8,518 SF - INDUSTRIAL FLEX W/DOCK ACCESS AND YARD SPACE

RE/MAX Commercial Alliance is pleased to present the opportunity to lease 2,905 sf up to 8,518 sf of industrial flex property located the county on the northeast side of Fort Collins. This site provides for an easy connection to I-25 as well as dock access via a truck well and semi access. Yard space can is available and can be secured if required. Building drive through access is possible. NNN's are estimated at \$5.25 per sf and utilities are estimated at \$0.32 per sf and include Tenant's prorata share of gas, water, sewer services. Electric service is paid by the Tenant directly to service to provider.

*Option B* - 5,613 SF at \$10.00 Per SF NNN + Yard Neg.

*Option C* - 2,905 SF at \$11.00 Per SF NNN + Yard Neg.





### Northern Colorado Front Range

Situated against the Rocky Mountains to the west and Wyoming to the north, Northern Colorado and Weld and Larimer counties are known for a culture of innovation and entrepreneurial spirit among a set of diverse industries. Consistently ranked nationally as one of the best places to live, work and pursue lifelong learning, this region is a thriving hub of both commerce and culture. The diverse employment base makes Northern Colorado a prime area for business and industry growth. Northern Colorado's top industry clusters include: agriculture, bio/life sciences, business services, energy, and manufacturing.

**Interstate 25** is the main corridor providing access to the entire Northern Colorado region. Major cities include Loveland, Greeley, Fort Collins, Longmont, Boulder and the northern suburbs of Denver. Numerous smaller communities surround the area. Interstate 25 is rated by the Colorado Department of Transportation as the busiest highway in the state. Local media have reported that the current traffic count on I-25 between Longmont and Fort Collins is approximately 68,000 vehicles per day, or almost 25 million a year.

Source: [choosecolorado.com](http://choosecolorado.com)

# RE/MAX

COMMERCIAL

REGIONAL INFORMATION

## Northern Colorado Overview

### TOP EMPLOYERS

Vestas

WOODWARD



SMUCKER'S

Health.

### KEY INDUSTRY CLUSTERS



ADVANCED  
MANUFACTURING



HEALTH &  
WELLNESS



ENERGY & NATURAL  
RESOURCES



FOOD &  
AGRICULTURE



TRANSPORTATION &  
LOGISTICS

### NoCO Snapshot

Source: UpstateColorado.org

6,646 Square Miles

678,753 Population

367,739 Labor Force

\$50,399 Per  
Capita Income



### Regional Culture

- Regional collaboration between municipalities and business to facilitate investment and job growth
- Innovative partnerships that provide support for key industry sectors
- Support of small business, innovation, entrepreneurship, through higher education partnerships
- National leader in workforce initiatives Culture that promotes and develops quality of life

### Quality of Life

- Rocky Mountain National Park
- Public parks & lands in over 40 communities
- Variety of cultural opportunities spread throughout the region
- Variety of housing allows for growth in regional labor shed to support growing economy
- Locally-driven investment in community development



CONTACT

208 Racquette Drive,  
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FORT COLLINS, CO 80524

*Broker Contact*

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