

OFFICE/WAREHOUSE FOR LEASE

6314 S. College Avenue, Fort Collins, CO



PROPERTY DETAILS

Available Space:

Approx. 9,768 Total RSF
Retail/Showroom - 3,050 RSF
Warehouse - 6,718 RSF

Lease Rate

\$10-\$12.00/SF NNN (\$5.28/SF)

Zoning:

CG - General Commercial

Loading: (3) 10'x12' OH

Power: 220 AMP

3 Phase

SOUTH FORT COLLINS WAREHOUSE

LEASE RATE: \$10.00-\$12.00/SF NNN (\$5.28/SF)

- High visibility commercial property offering the opportunity for retail showroom and warehouse
- South College Corridor with many retail and professional amenities
- Three drive-in overhead doors and multiple walk-in doors
- Great location and access off of south College Avenue with close proximity to Loveland
- Tenant improvement negotiable for long term credit tenant

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DEMOGRAPHICS (Source: STDB Online 2025, radius)

	1 Mile	3 Mile	5 Mile
2024 Population	7,371	50,205	143,034
Avg. HH Income	\$144,770	\$144,556	\$126,619
Households	2,893	20,630	59,176
Businesses	248	2,203	5,058
Employees	2,638	29,547	59,584



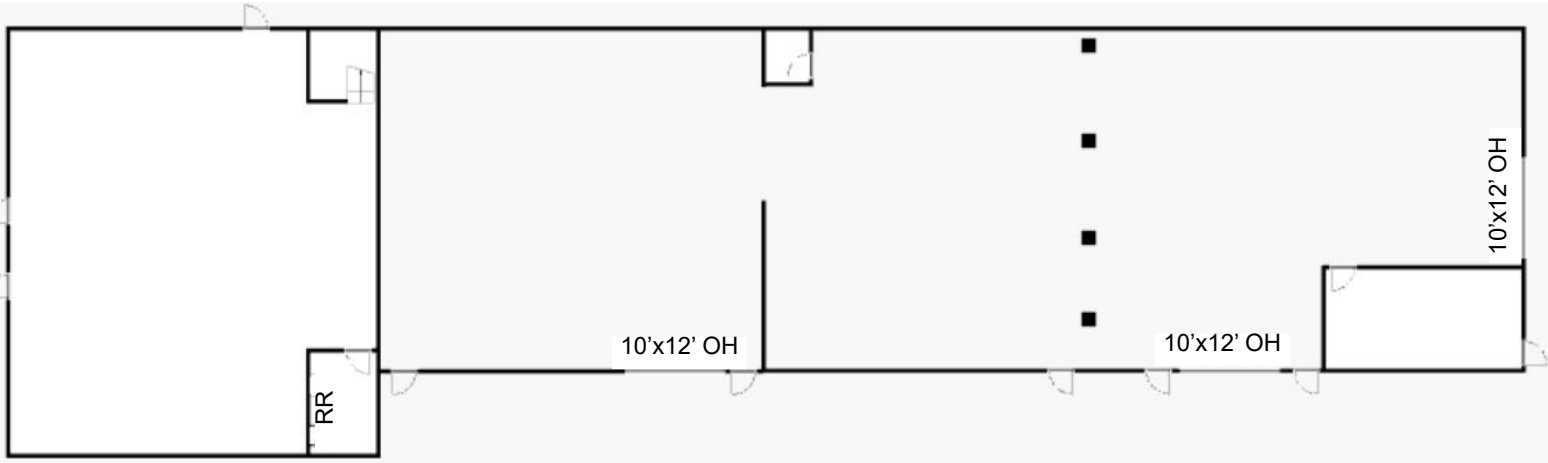
TRAFFIC COUNTS (Source: STDBOnline)

S. College Ave @ Property 35,130 VPD

The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 3/25/2025

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