



1611 E. Lincoln Ave., Fort Collins, CO INDUSTRIAL SPACE FOR LEASE



PROPERTY DETAILS

Available Space & Lease Rate

Unit F: 1,750 RSF | \$13.00/SF NNN

Unit D: 1,144 RSF | \$13.50/SF NNN

Unit A-C: 4,950 RSF | \$12.25/SF NNN
(includes management fees)

NNN Rate

Est. \$6.97/SF (includes water, sewer
and trash)

Proposed Use

- Light manufacturing
- Processing
- Wholesale & distribution
- Specialty contractor
- Wireless communications facility (WCF)

Dallas Landry

Broker Associate

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Wayne Lewis

Sr. Partner/Broker Associate

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LINCOLN INDUSTRIAL PARK

LEASE RATE: \$12.25-\$13.50/RSF NNN (\$6.97/SF)

- Conveniently located flex/warehouse near Old Town Fort Collins with easy access to Interstate 25 via E. Lincoln Ave. & E. Mulberry St.
- Industrial Light (IL) Zoning allows for light manufacturing, processing, service, storage, wholesale, and distribution operations, as well as heavier commercial uses
- On-site parking, fenced yard space with security gate
- Additional onsite storage available separately through month-to-month leasing of individual cargo containers
- Individual drive-up doors in each unit
- High 19' ceiling at peak, 17' walls - clearance provides significant flexibility
- 3 Phase power and 240V/600-800 Amps



DEMOGRAPHICS (Source: STDB Online 2026, radius)

	1 Mile	3 Mile	5 Mile
2026 Population	4,329	80,101	160,531
Med. HH Income	\$67,388	\$77,373	\$82,910
Households	1,683	31,531	66,511
Businesses	822	4,488	7,782
Employees	11,307	60,840	99,398



TRAFFIC COUNTS (Source: STDBOnline)

E. Lincoln Ave. @ Link Ln

11,264 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. 8/26/2026

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Unit F: 1,750 RSF

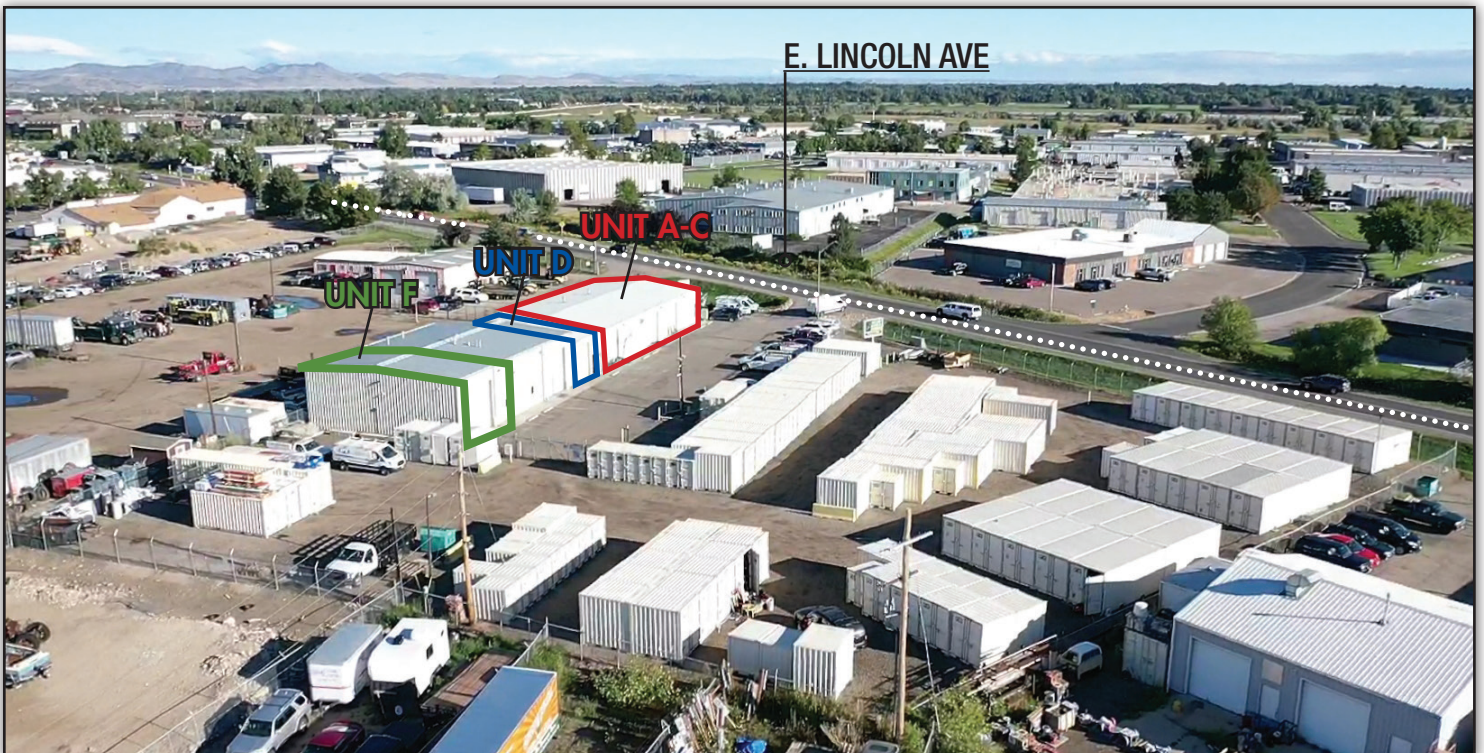
- Office w/interior entry
- Concrete floor
- Private restroom
- Floor drain
- 14'x14' OH door

Unit D: 1,144 RSF

- Office
- Private restroom
- Floor drain
- 12'x12' OH door

Unit A-C: 4,950 RSF

- Multiple offices
- Breakroom and Restroom
- Floor drains
- (3) 12'x12' OH doors



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INDUSTRIAL SPACE FOR LEASE

1611 E. Lincoln Ave., Fort Collins, CO



- Conveniently located just minutes from I-25 via Mulberry St.
- Growing industrial area of Northern Fort Collins



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