



FOR LEASE

4562 DENROSE COURT, UNIT 2

Fort Collins, Colorado 80524

INDUSTRIAL / FLEX SPACE FOR LEASE

Lease Rate: \$12.00/SF NNN

NNN (2025): \$6.75/SF

4562 Denrose Court, Unit 2 is a 2,251 square foot industrial/flex space featuring four offices, a restroom, and a kitchenette. The unit is equipped with 200 amp, 3-phase power and includes one 10' x 10' overhead door in the warehouse. The property is located near the southeast corner of E. Mulberry Street and I-25, providing easy access throughout Northern Colorado.

Please see reverse for aerial and floorplan.

PROPERTY FEATURES

Building Size 13,440 SF

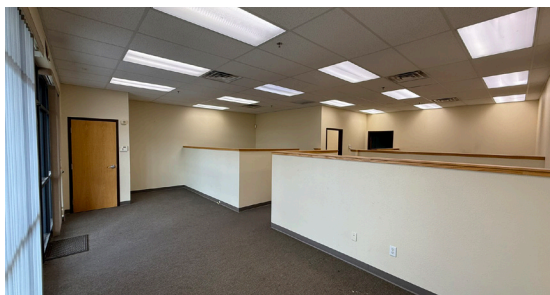
Available Size 2,251 SF (Unit 2)

Loading 10' x 10' Overhead door

Clear Height 12'

YOC 2003

Zoning General Commercial (CG)



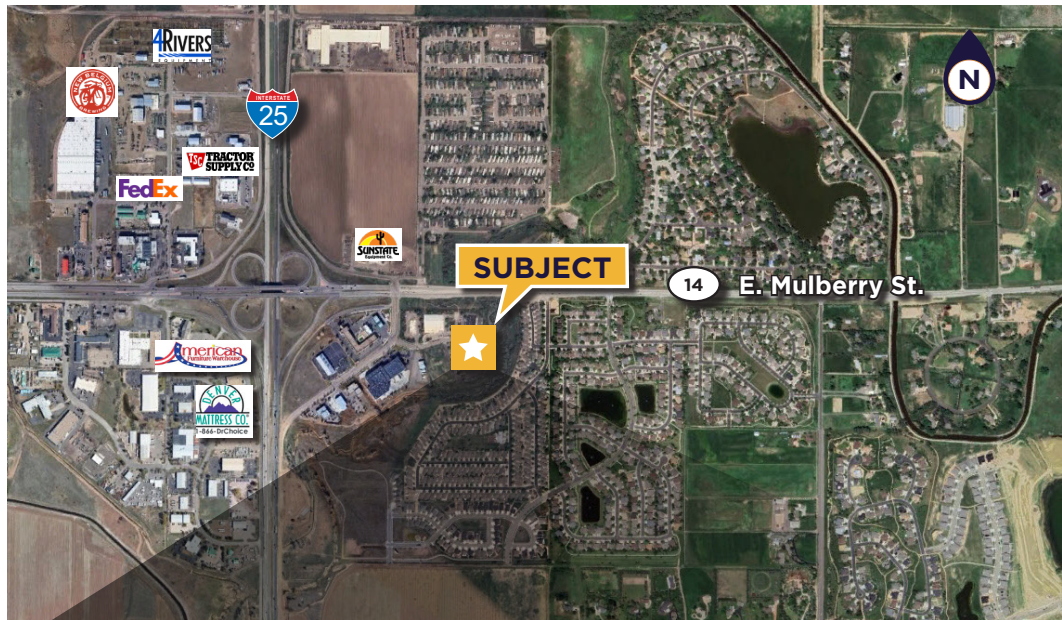
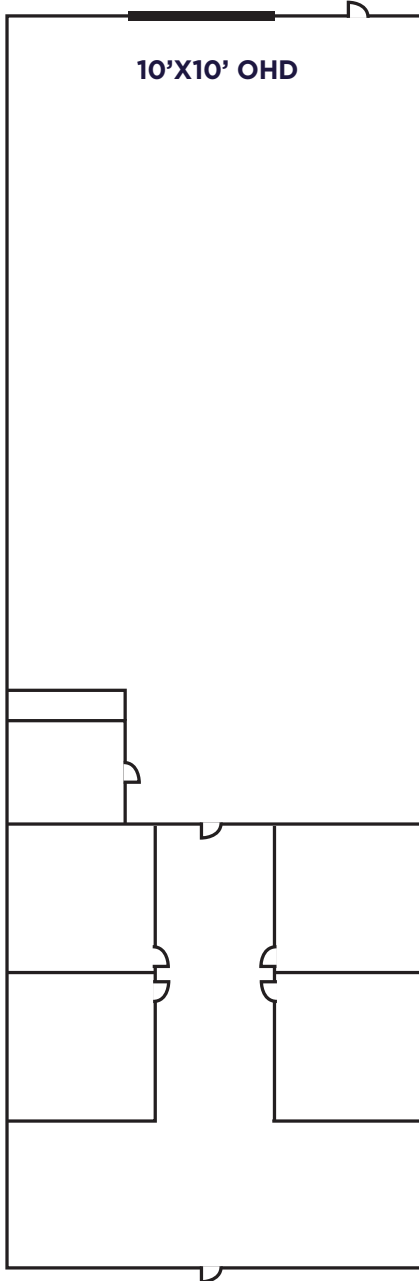


4562 DENROSE COURT, UNIT 2

Fort Collins, Colorado 80524

UNIT 2

10'X10' OHD



For more information, please contact:

TRAVIS ACKERMAN

Executive Managing Director
+1 970 267 7720
travis.ackerman@cushwake.com

772 Whalers Way, Suite 200
Fort Collins, Colorado 80525

T +1 970 776 3900
F +1 970 267 7419

cushmanwakefield.com

MATT HASKELL | UREALTY, INC. BROKER/OWNER

+1 970 690 1699
mhaskell@urealtyinc.com

375 E. Horsetooth Rd
Building 4, Ste. 103
Fort Collins, CO 80525

T +1 970 305 5130