

Industrial Property - For Lease

Timberline Industrial Park
1925 S. Timberline Road, N-12, Fort Collins, CO 80525



Offering Highlights

- 480 Sq. ft. industrial warehouse for lease
- Located in Timberline Industrial Park
- 1 Bay with a 14' x 14' overhead door
- Shared common area restroom & break room



Craig C. Hau
Senior Commercial Advisor/Partner
970.222.0077 Mobile
970.377.4928 Direct
970.229.0700 Office
chau@thegroupinc.com
www.craighau.com January 31, 2018

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Lease Overview

Available SF:	480 SF Total
Lease Rate:	\$13.75/sf/annually
Lease Type:	Modified Gross
Doors:	1- 14' x 14' grade level overhead door
Ceiling Height:	16.0'
Zoning:	Industrial
Market:	Northern Colorado
Sub Market:	Fort Collins
Cross Streets:	Timberline & Prospect Roads



Property Overview

Property:	Located in Timberline Industrial Park. Unit N-12 consists of 480 sq. ft. and features one 14' x 14' grade level overhead door, 110/220 power, and access to the shared common area restroom and break room. This industrial park is located on the West side of Timberline Road, between Drake and Prospect, with quick access to Interstate 25 and downtown Fort Collins. The monthly lease rate is: \$550.00, plus gas and electric expenses.
Location:	Located on the West side of Timberline Road, ¼ mile south of Prospect Road.



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