

FOR
LEASE

Industrial Property Timberline Industrial Park

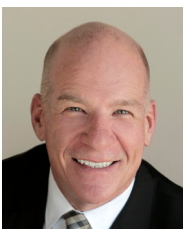


1925 S Timberline Road, N-19
Fort Collins, CO 80525



OFFERING HIGHLIGHTS

- 480 Square foot industrial warehouse for lease
- Located in Timberline Industrial Park
- 1 Bay with 10' x 12' overhead door
- Shared common area restroom and break room



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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 5.13.2026



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LEASE OVERVIEW

Total Monthly Rent:	\$750.00, plus gas and electric expenses
Rentable SF:	480 SF
Base Rent:	\$13.47/SF Annually
NNN Expenses:	\$5.28/SF Annually
Doors:	(1) 10' x 12' Overhead Grade Level Doors
Zoning:	Industrial
Power:	110/220
Crossroads:	Timberline Road & Prospect Road
Market:	Northern Colorado
Sub Market:	Fort Collins

PROPERTY OVERVIEW

Property:	Located in the Timberline Industrial Park, Unit N-19 consists of 480 square feet and features one 10' x 12' 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. Total monthly rent is \$750.00, plus gas and electric expenses.
Location:	Located on the West side of Timberline Road 1/4 mile south of Propsect Road

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