

2020 AIRWAY AVE
FORT COLLINS, CO 80524



Space Available:

6,445 SF

Lease Rate:

\$17.00/SF NNN

NNN Rate:

\$7.38SF*
*2026 estimate

Sale Price:

\$1,390,000
(\$215 / SF)

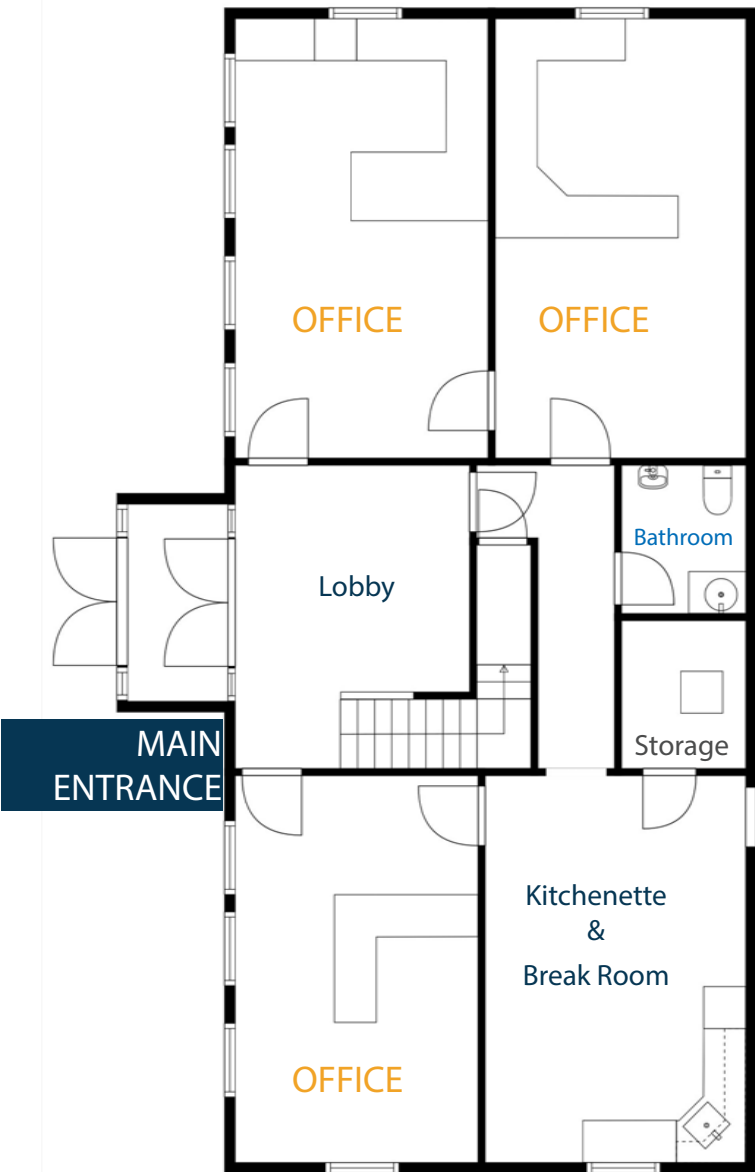
Gross Monthly Rate: \$13,094.09

OFFICE & WAREHOUSE SPACE FOR LEASE IN NORTH FORT COLLINS

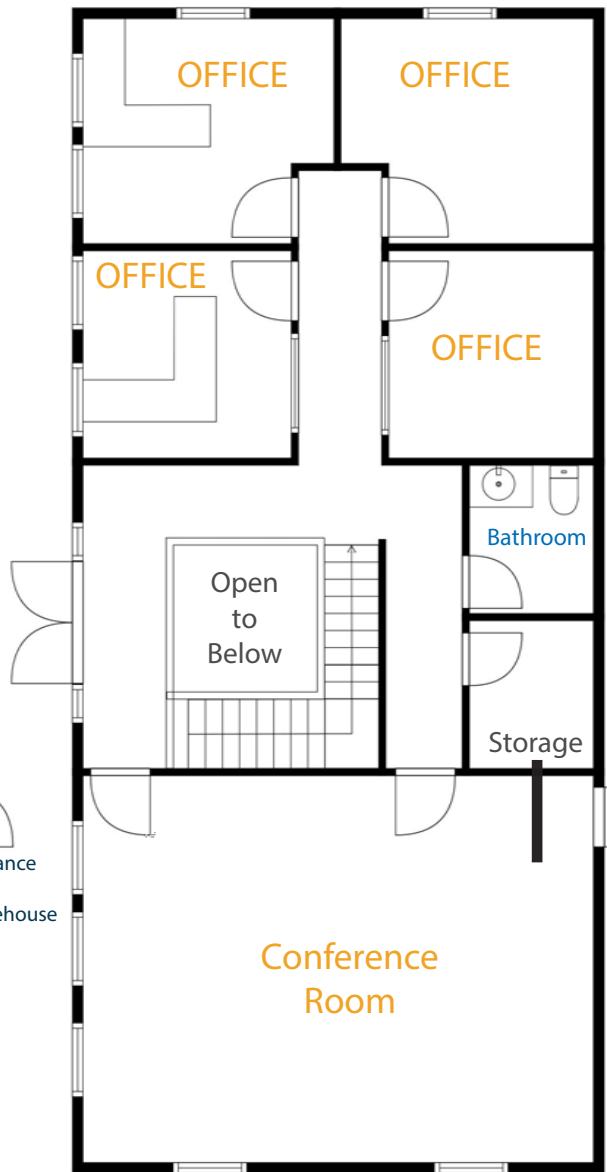
CONTACT: Jake Arnold • 970-294-5331 • jarnold@waypointRE.com
Nick Norton, CCIM • 970-213-3116 • nnorton@waypointRE.com



OFFICE: PHOTOS & FLOORPLAN

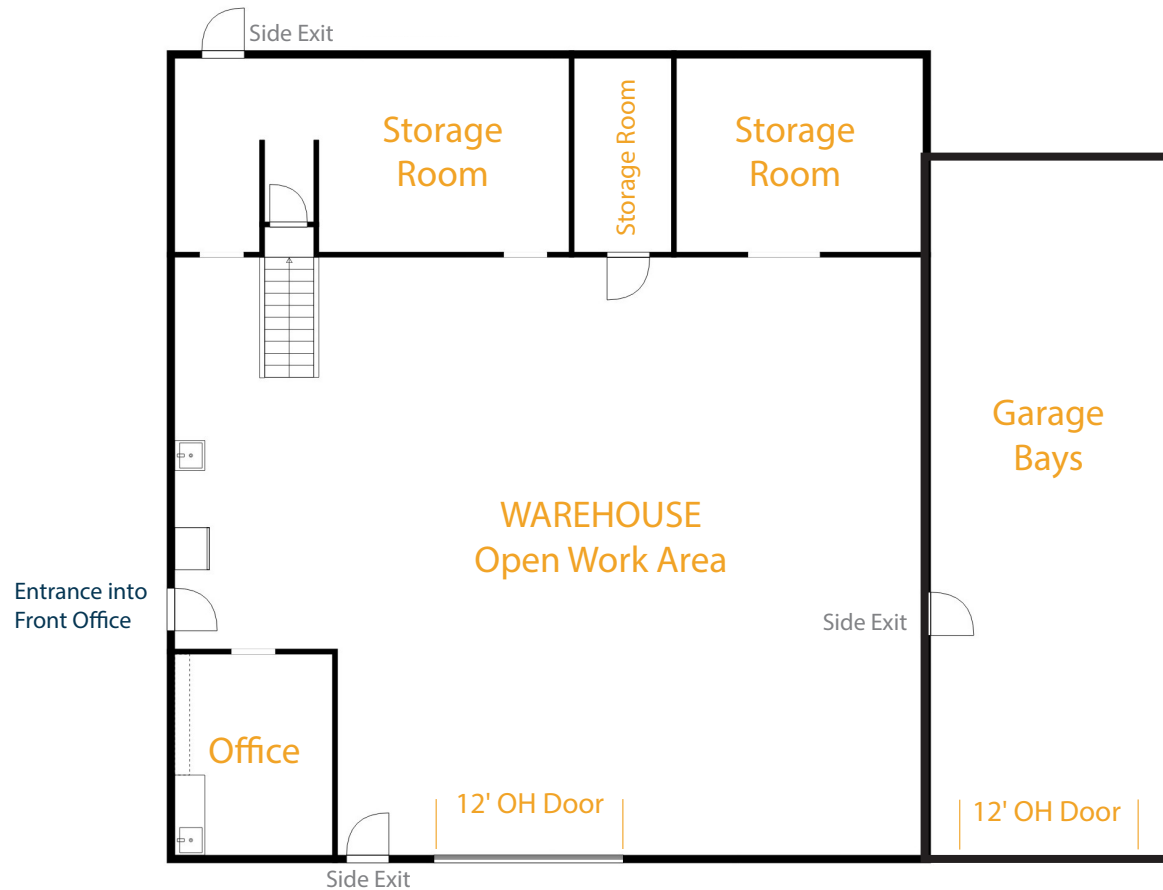
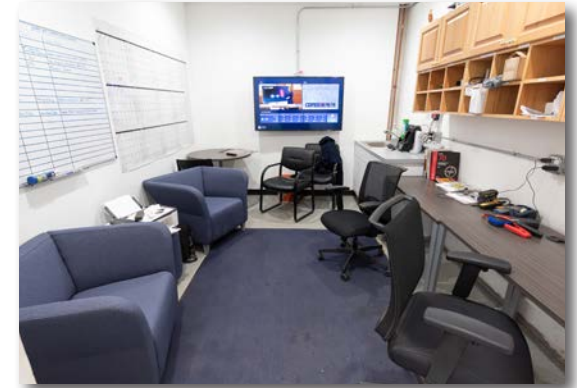
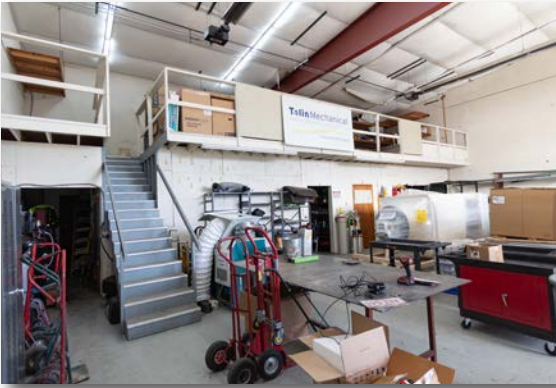


1st Floor



2nd Floor

WAREHOUSE & GARAGE BAYS: PHOTOS & FLOORPLAN



WAREHOUSE & GARAGE BAYS: PHOTOS & FLOORPLAN



WAREHOUSE/OFFICE

GARAGE BAY

NON-CLIMATE
CONTROLLED STORAGE



PROPERTY DETAILS

Utility Providers

Electric	Xcel Energy
Gas	Xcel Energy
Water & Sewer	Boxelder Sanitation District East Larimer CO Water District Eldorado Water
Trash	Waste Management
Internet	Century Link/Lumen

Systems

Fully Sprinkled	No
Security System	Yes

Building & Building Amenities

Parcel #	8707406027
Total Building Size	6,445 SF
Acres	0.54
Fenced Yard	Limited
Building Signage	Yes
Break Room(s)	Yes
Kitchenette	Yes
Restroom Count	Two
Conference Room	Yes



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 [Link to Google Maps](#)

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The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.