

CONDOS AVAILABLE FOR SALE

5000

GOODMAN ST  
TIMNATH, CO  
80547

4 FLEX CONDO UNITS AVAILABLE FOR SALE  
3,008 - 22,053 SF AVAILABLE





# PROPERTY PROFILE



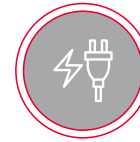
**2.33 ACRES**  
Acreage



**\$7.76/SF**  
NNN Expenses



**INDUSTRIAL**  
Town of Timnath



**1050 KVA,  
277/480V**  
Power



**2016**  
Year Built



**60 SPACES**  
**(2.07:1000 SF)**  
Parking

## UNIT 102

- ✓ Price: \$2,265,525 (\$225/SF)
- ✓ ± Size: 10,069 SF
- ✓ Loading: (1) 14'x14' Drive-In
- ✓ Clear Height: 21.25'-24.16'

## UNIT 103

- ✓ Price: \$678,150 (\$225/SF)
- ✓ ± Size: 3,014 SF
- ✓ Loading: (1) 14'x14' Drive-In
- ✓ Clear Height: 22.41'-26.58'

## UNIT 104

- ✓ Price: \$848,700 (\$225/SF)
- ✓ ± Size: 3,772 SF
- ✓ Loading: (2) 14'x14' Drive-In
- ✓ Clear Height: 9.85'-17.59'

## UNIT 105

- ✓ Price: \$1,169,550 (\$225/SF)
- ✓ ± Size: 5,198 SF
- ✓ Loading: (2) 14'x14' Drive-In
- ✓ Clear Height: 9.85'-17.59'

# FLOOR PLAN

CONCEPTUAL DEMISING. SIZING AND PRICING IS APPROXIMATE PENDING FINAL SEPARATION OF UNITS.





# MARKET OVERVIEW



## LARIMER COUNTY

Larimer County, located in Northern Colorado along the Front Range, is a dynamic and fast-growing region known for its thriving economy, innovative business environment, and exceptional quality of life. Anchored by Colorado State University and supported by a diverse mix of industries—technology, biosciences, advanced manufacturing, clean energy, and agriculture—the county attracts talent and investment from across the country. Companies like HP, Intel, Broadcom, Otterbox, and Woodward have a strong presence here, and recent federal investments are fueling additional growth in small manufacturing and tech. With a highly educated workforce, a business-friendly climate, and quick access to both Denver and mountain recreation, Larimer County offers a uniquely balanced opportunity for companies and residents alike.

Among its most exciting communities is Timnath, a rapidly developing town located just east of Fort Collins with direct access to I-25. Timnath boasts one of the highest median household incomes in the state—around \$160,000—and consistently ranks among the top towns in Colorado for projected job growth, low unemployment, and educational attainment. Its combination of upscale neighborhoods, new commercial development, and recreational amenities like the Timnath Reservoir make it one of the most desirable and future-forward locations in the region. As Larimer County continues to grow, Timnath stands out as a hub of opportunity, affluence, and smart planning.



**381,570**  
Total Population  
(2024)



**156,332**  
Total Households  
(2024)



**\$123,257**  
Average Household  
Income (2024)



**181,850**  
Total Employees  
(2024)



**15,398**  
Total Businesses  
(2024)



# LOCATION MAP





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