



1925 S. TIMBERLINE RD, S4-A
FORT COLLINS, CO 80525

FOR LEASE

- Industrial shop for lease located on Timberline Road
- 1 bay with a 14' x 14' Grade-Level Overhead Door
- Gas space heater
- Shared common area restroom & break room

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 02.24.2026

INDUSTRIAL PROPERTY - TIMBERLINE INDUSTRIAL PARK



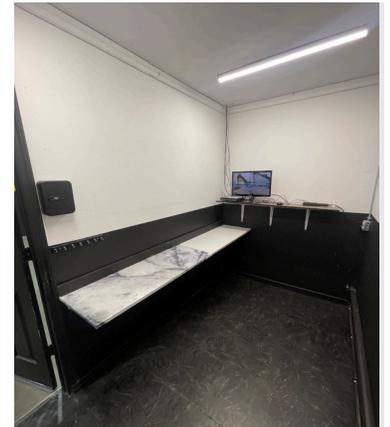
LEASE OVERVIEW

Total Monthly Rent:	\$2,200.00, plus utilities
Rentable SF:	1,440 SF
Base Rent:	\$11.18/SF Annually
NNN Expenses:	\$7.15/SF Annually
Doors:	1 - 14' x 14' Overhead Door
Grade:	Level
Ceiling Height:	16'
Zoning:	Industrial
Market:	Northern Colorado
Sub Market:	Fort Collins
Cross Streets:	Timberline & Prospect Roads

PROPERTY OVERVIEW

Property: Located in Timberline Industrial Park, unit S4-A consists of 1,440 SF and features one 14' x 14' grade-level overhead door, 110/220 power with 3-phase in the box, gas heater, and access to the shared common area restrooms and break room. Total Monthly Rent is \$2,200.00, plus gas, electric, phone, fiber, internal janitorial expenses. NOTE: Landlord is a licensed Real Estate Broker.

Location: Located on the west side of Timberline Rd, between Drake and Prospect Roads, with quick access to Interstate-25 and downtown Fort Collins.



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CRAIG HAU

Partner/Senior Commercial Advisor

970.222.0077 mobile
970.229.0700 office
chau@thegroupinc.com
www.craighau.com



TheGroup
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