

FOR SALE

2026 Bear Mountain Dr #110
Fort Collins, CO 80525

Office Warehouse
\$2,300,000



OFFERING HIGHLIGHTS

- Modern/high end office finishing
- Reception area
- Large conference room
- 6 Private offices
- Shop/warehouse area with three 14x14 overhead garage doors
- 2 large open cubical spaces



Craig C. Hau
Partner/Senior Commercial Advisor

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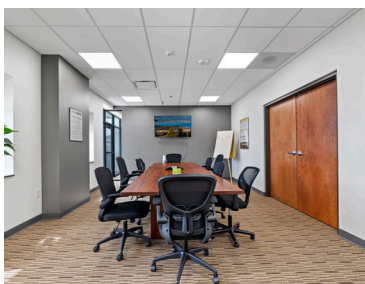
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LEASE OVERVIEW

Sale Price:	\$2,300,000
Square Feet:	6,850 SF
2024 Taxes:	\$49,392.00
Monthly OA Dues:	\$887.00
Zoning:	Industrial
Year Built:	2020
Market:	Northern Colorado
Sub Market:	Loveland

PROPERTY OVERVIEW

Property:	Premier Office Warehouse facility in central Fort Collins built in 2020 for sale. This facility contains modern/high end office finishing, including a reception area, large conference room, six private offices, two large open cubicle spaces, lunch rooms, and three bathrooms. The shop/warehouse area has three 14x14 overhead garage doors.
Location:	Located on the west side of Timberline Road, 1/4 mile south of Prospect Road.

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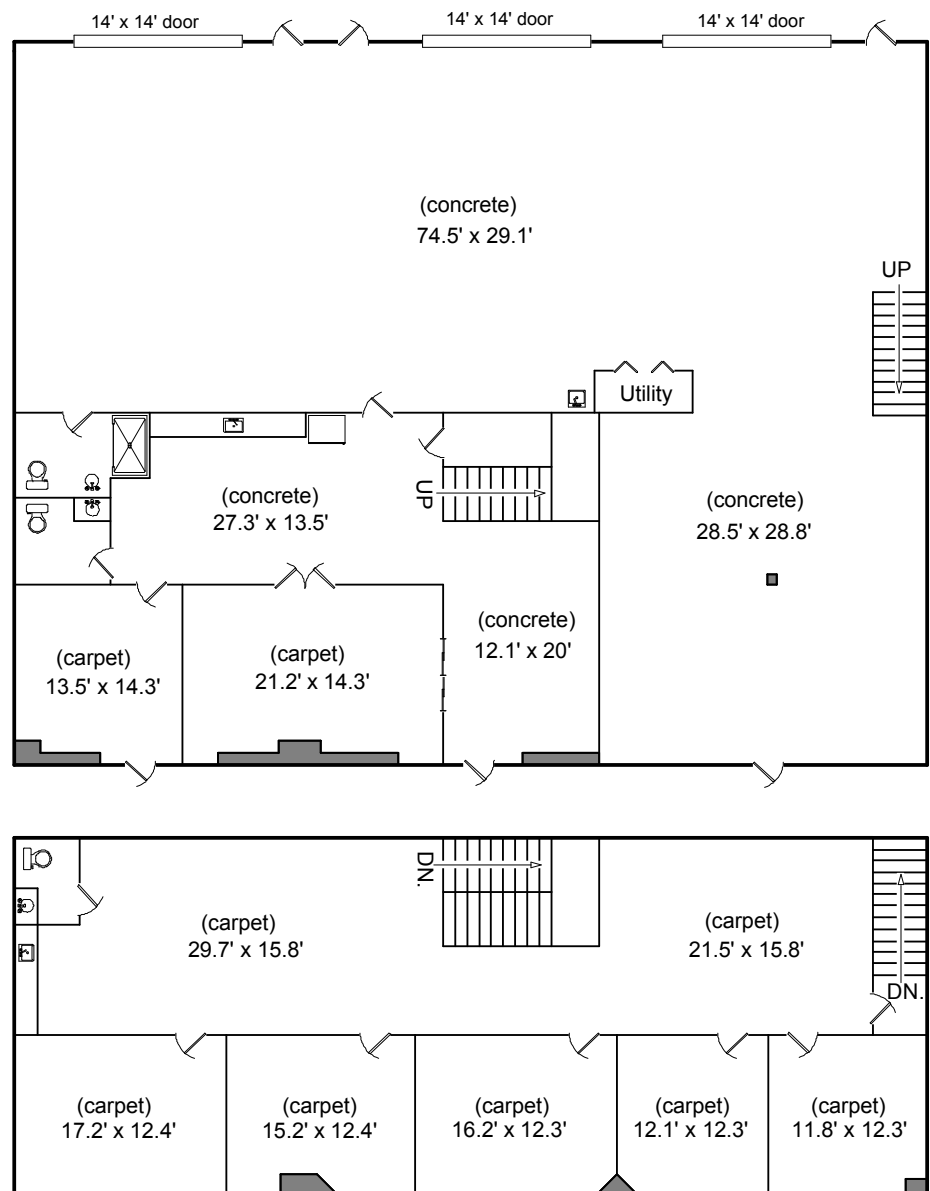
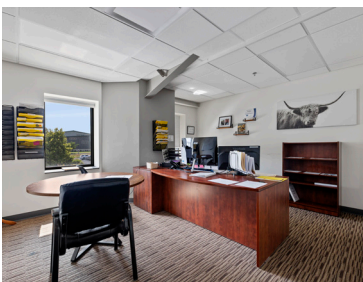
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