



2200 Airway Ave., Fort Collins, CO
**WAREHOUSE / HANGAR
FOR LEASE**



PROPERTY DETAILS

Available Spaces & Gross Lease Rates:

Hangar Unit B - 7,716 RSF

\$10/SF Modified Gross

(tenant pays gas & electric; \$75 flat monthly rate for water)

Proposed Use:

- Manufacturing
- Light Industrial
- Inside Storage
- Automotive
- Distribution
- Specialty Contractor
- Construction

FORT COLLINS AIRPARK

LEASE RATE: \$10/SF MODIFIED GROSS

- Functional warehouse/hangar in easily accessible north Fort Collins location
- Fully working hangar doors 12'x40'
- One acre yard space included - additional yard space available upon request
- Office building also available separately - contact Broker for details
- 24/7 access to units
- Other standard warehouse units also available - see separate marketing or contact Broker for details



DEMOGRAPHICS (Source: STDB Online 2025, radius)

	1 Mile	3 Mile	5 Mile
2024 Population	5,874	65,448	150,371
Avg. HH Income	\$105,510	\$110,294	\$108,849
Households	2,323	26,370	61,875
Businesses	728	4,008	7,506
Employees	9,090	60,778	103,007



TRAFFIC COUNTS (Source: STDBOnline)

Timberline Rd @ E Mulberry St.	12,000 VPD
E Lincoln Ave. @ Airway Ave.	9,000 VPD

Kyle Pearcy

Broker Associate

970.402.5412

kyle@lcrealestategroup.com

The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 5/29/2025



WAREHOUSE/HANGAR FOR LEASE

2200 Airway Ave., Fort Collins, CO



The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 5/29/2025

1712 Topaz Drive, Loveland, CO 80537 | P: 970-667-7000 | WWW.LCREALESTATEGROUP.COM



WAREHOUSE/HANGAR FOR LEASE

2200 Airway Ave., Fort Collins, CO



The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 5/29/2025

1712 Topaz Drive, Loveland, CO 80537 | P: 970-667-7000 | WWW.LCREALESTATEGROUP.COM