

E. MULBERRY STREET

**UNIT B
HANGAR**

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

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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



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