

FOR  
LEASE

## Industrial Property Timberline Industrial Park

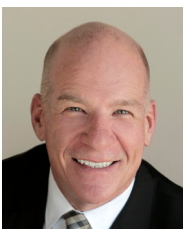


1925 S Timberline Road, N-19  
Fort Collins, CO 80525



### OFFERING HIGHLIGHTS

- 480 Square foot industrial warehouse for lease
- Located in Timberline Industrial Park
- 1 Bay with 10' x 12' overhead door
- Shared common area restroom and break room



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### LEASE OVERVIEW

<b>Total Monthly Rent:</b>	\$750.00, plus gas and electric expenses
<b>Rentable SF:</b>	480 SF
<b>Base Rent:</b>	\$13.47/SF Annually
<b>NNN Expenses:</b>	\$5.28/SF Annually
<b>Doors:</b>	(1) 10' x 12' Overhead Grade Level Doors
<b>Zoning:</b>	Industrial
<b>Power:</b>	110/220
<b>Crossroads:</b>	Timberline Road & Prospect Road
<b>Market:</b>	Northern Colorado
<b>Sub Market:</b>	Fort Collins

### PROPERTY OVERVIEW

<b>Property:</b>	Located in the Timberline Industrial Park, Unit N-19 consists of 480 square feet and features one 10' x 12' grade level overhead door, 110/220 power, and access to the shared common area restroom and break room. This industrial park is located on the West side of Timberline Road, between Drake and Prospect, with quick access to Interstate 25 and downtown Fort Collins. Total monthly rent is \$650.00, plus gas and electric expenses.
<b>Location:</b>	Located on the West side of Timberline Road 1/4 mile south of Propsect Road

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