

AVAILABLE FOR SALE

5000

GOODMAN ST  
TIMNATH, CO  
80547



SALE PRICE: \$6,000,000 (\$238/SF)  
25,193 SF AVAILABLE



# PROPERTY PROFILE

Located at 5000 Goodman Street in Timnath, this expansive property features a substantial 25,913 square foot versatile workspace, complete with convenient overhead doors for easy access. Equipped with ample power supply, it supports a wide range of operational needs. Additionally, the property includes outside storage space, enhancing its utility for businesses requiring additional capacity. Strategically positioned for accessibility to amenities and major routes, it offers an ideal environment for expanding operations, optimizing workflows, and establishing a prominent presence in Timnath. This meticulously designed property is poised to elevate your business to new levels of efficiency and functionality.



**5.19 ACRES**  
Acreage



**1050 KVA,  
277/480V**  
Power



**20'**  
Clear Height



**2016**  
Year Built



**(7) 14X14  
DRIVE-IN'S**  
Loading



**60 SPACES  
(2.07:1000 SF)**  
Parking

# FLOOR PLAN



# MARKET OVERVIEW



## TOWN OF TIMNATH

Timnath, Colorado, is a Statutory Town located in Larimer County. Founded in 1882, Timnath is a small agricultural and farming community situated southeast of Fort Collins. It lies approximately half a mile east of the Harmony Road/Interstate 25 interchange, perched on a small bluff east of the Cache la Poudre River.

The town boasts beautiful parks, a quaint downtown, and safe neighborhoods, making it an inviting place to live and explore. Timnath, Colorado, has a population of approximately 3,000 residents. The town has experienced steady growth over the years, and its welcoming community, scenic surroundings, and family-friendly atmosphere continue to attract new residents.



**10,316**  
Total Population



**3,209**  
Total Households



**\$64,661**  
Per Capita Income



**45.9**  
Median Age



**5,603**  
Total Employees

# LOCATION MAP



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**NATE HECKEL**  
Senior Director  
+1 970 776 3900  
nate.heckel@cushwake.com

**TYLER MURRAY**  
Senior Director  
+1 970 267 7404  
tyler.murray@cushwake.com

**TY MASHEK**  
Senior Associate  
+1 303 525 3125  
ty.mashek@cushwake.com



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