

**FOR SALE**

617 N. Timberline Road  
Fort Collins, CO 80524

# Steel Fabrication Facility

## \$5,000,000



**TheGroup**



## OFFERING HIGHLIGHTS

- 17,332 sq ft Industrial Building
- 5 offices, reception area, 3 bathrooms & large work area
- Four 5-ton interior cranes
- One 15-ton outside crane
- 5 large garage doors
- 2,070 sq ft house remodeled in 1977
- Located on 6 acres



**Craig C. Hau**

Partner/Senior Commercial Advisor

970.222.0077 Mobile | 970.229.0700 Office  
chau@thegroupinc.com | 2803 E. Harmony Road | Fort Collins, CO 80528  
[www.craighau.com](http://www.craighau.com)

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 9.12.25





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## Steel Fabrication Facility \$5,000,000



### SALE OVERVIEW

|                     |                   |
|---------------------|-------------------|
| <b>Sale Price:</b>  | \$5,000,000.00    |
| <b>Square Feet:</b> | 17,332 SF         |
| <b>2024 Taxes:</b>  | \$49,034.00       |
| <b>Zoning:</b>      | Industrial        |
| <b>Year Built:</b>  | 1982              |
| <b>Market:</b>      | Northern Colorado |
| <b>Sub Market:</b>  | Fort Collins      |

### PROPERTY OVERVIEW

**Property:** Industrial building located on six acres. The property features four 5 ton interior cranes, one 15 ton outside crane, and five large garage doors. The 17,332 sq foot building includes five offices, a reception area, three bathrooms and a large work area. This property has previously been used as a steel fabrication business. The site also includes a 2,070 sq foot house remodeled in 1977.

**Location:** This property is located on the Southwest corner of North Timberline Road & Ease Vine Drive in Northeast Fort Collins.



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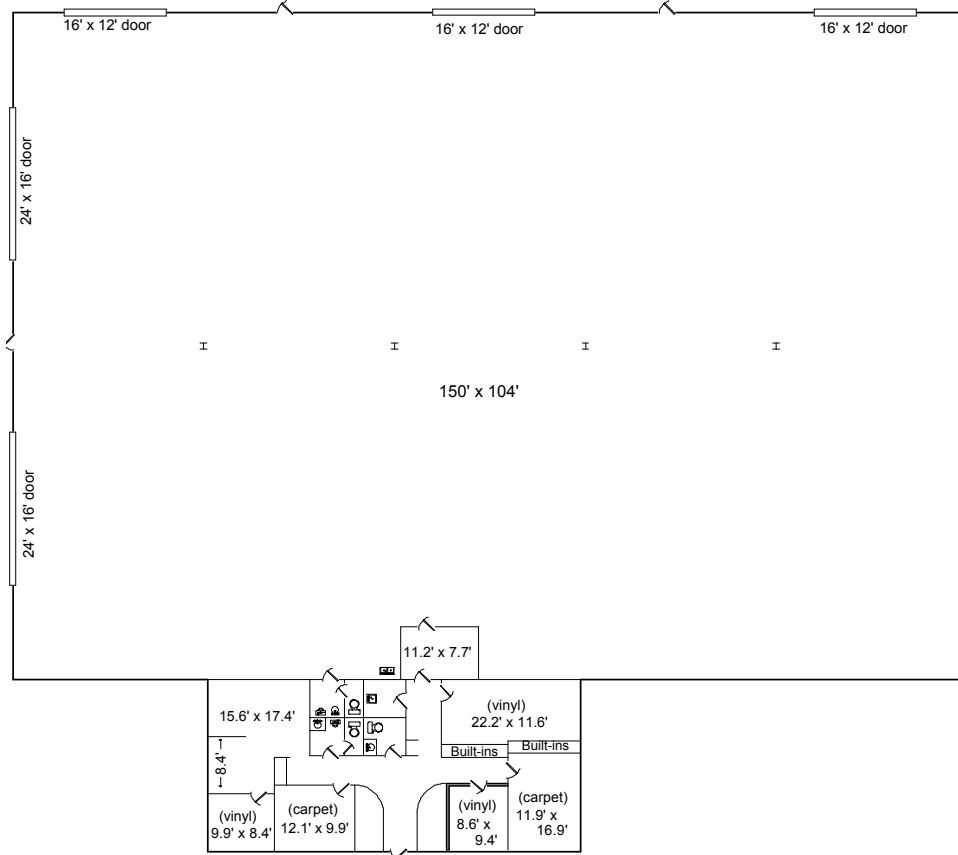
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## Steel Fabrication Facility \$5,000,000



617 N. Timberline Rd.  
Fort Collins, Colorado  
Total SF: 17,332

\*Scope of work is defined and included with this sketch.  
Drew Seaser (970) 214.3413  
10sept25

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