

5000 Goodman St
Timnath, 80547



SPACE AVAILABLE:

101 | 2,918 SF

LEASE RATE:

\$16.00/SF NNN

NNN RATE:

\$12.26/SF*

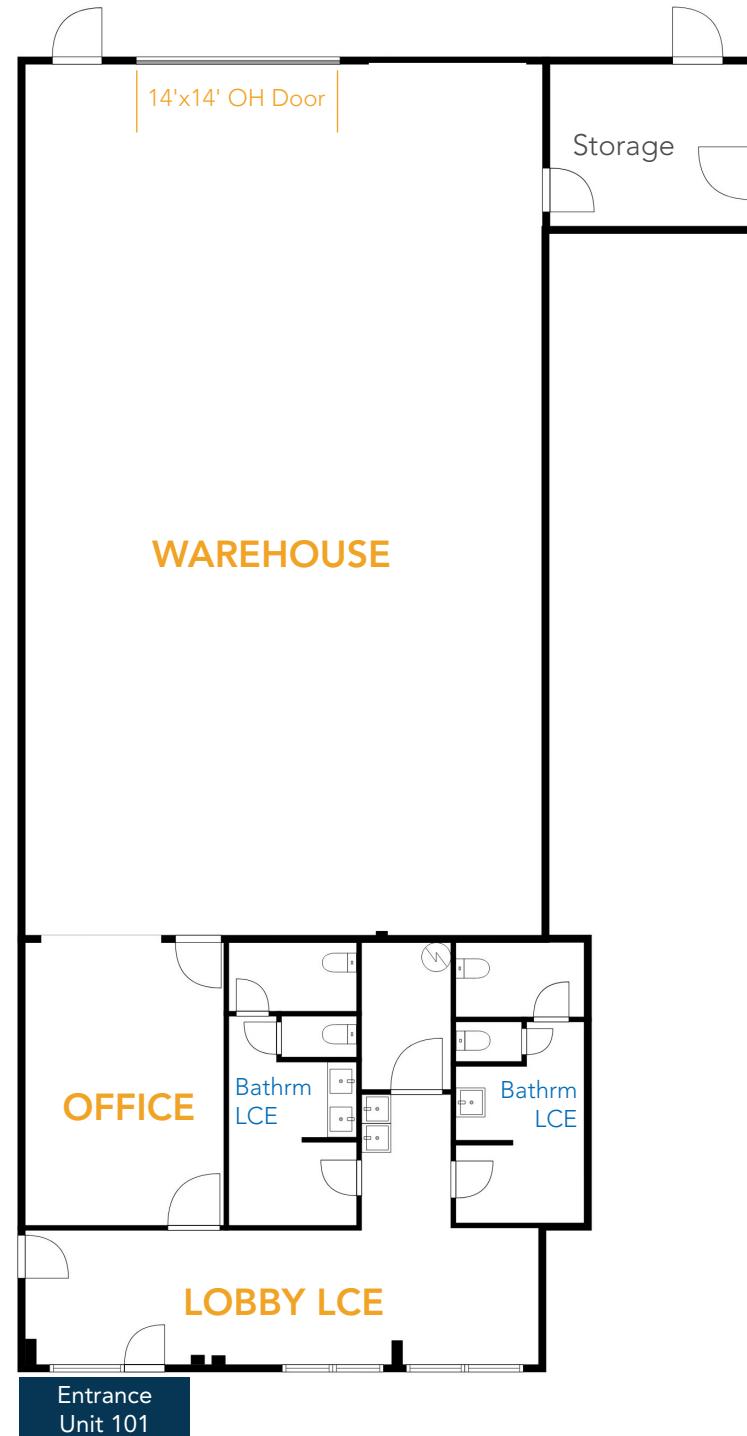
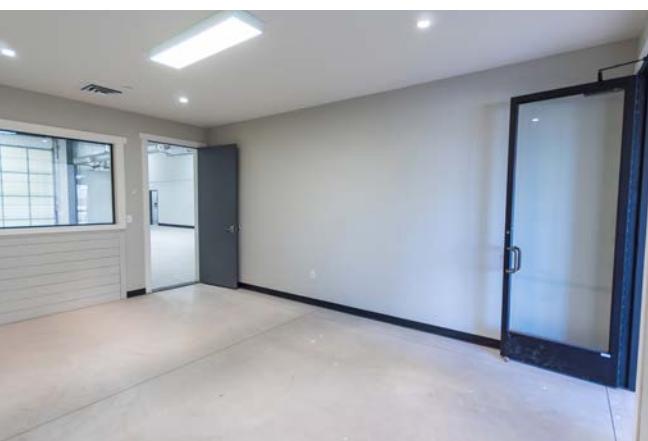
*2026 estimate

INDUSTRIAL SPACE FOR LEASE IN TIMNATH

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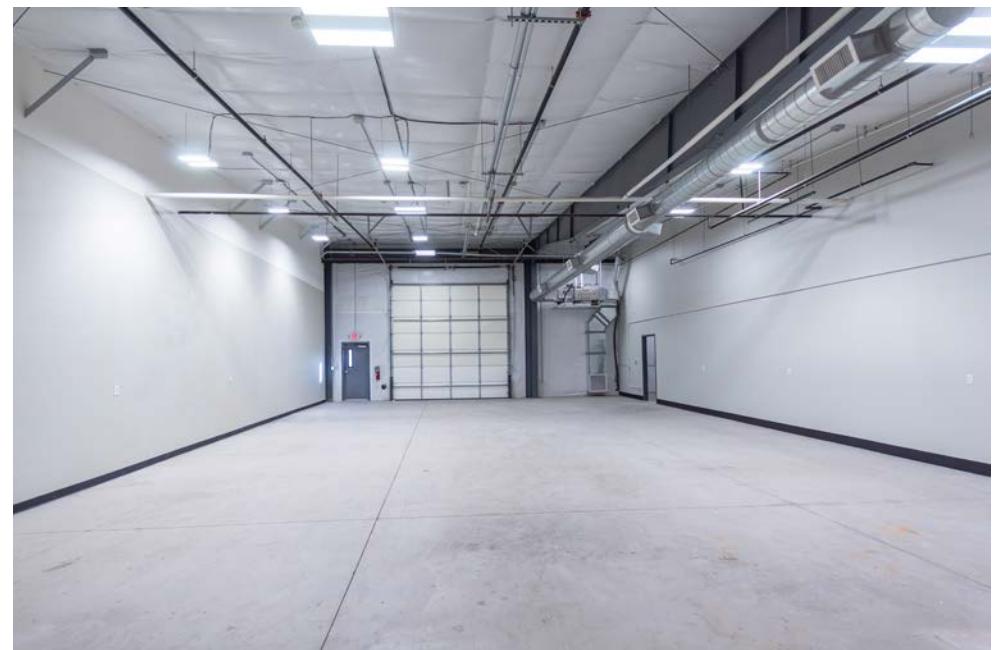
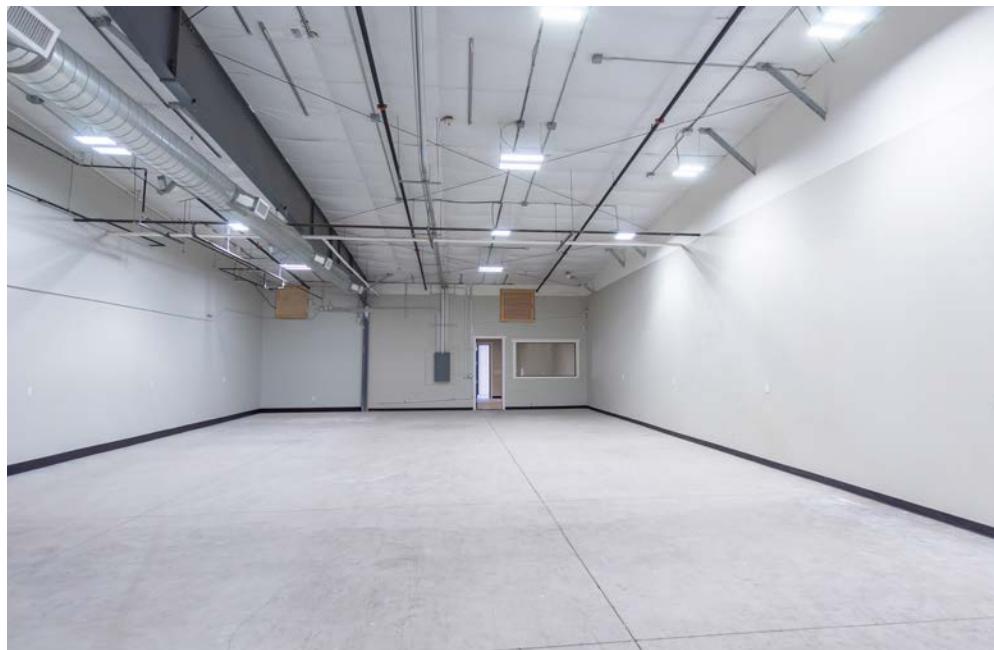


SUITE 101 | 2,918 SF



The information contained herein is not guaranteed. Potential purchasers and tenants are advised to verify all information. Price, terms, and information are subject to change.

SUITE 101 | Warehouse Photos



PROPERTY INFORMATION

Utility Providers

Electric	Xcel Energy
Gas	Xcel Energy
Water & Sewer	Fort Collins-Loveland Water District
Sewer	South Fort Collins Sanitation District
Trash	Waste Management Association
Internet	Lumen - High Speed Fiber available

Systems

Fully Sprinkled	Yes
Security System	No

Construction

Structure	Metal-Framed (2016)
Total Building Size	30,025 SF
Office Build Out	20%
Heat Type	Forced
Air Conditioning	Yes
Power	75KVA, 208/3 phase
Overhead Door	(1) 14'x14' Drive-In
Clear Height	9.15' - 17.28'
Parking Ratio	60 Spaces (2.07:1,000 SF)
Restrooms (LCE Units 100 & 101)	(2) Large Private Restrooms



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 [Link to Google Maps](#)



125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • www.waypointRE.com

The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.