

FOR LEASE

1925 S. Timberline Rd N-1  
Fort Collins, CO 80525

## Industrial Property Timberline Industrial Park



### OFFERING HIGHLIGHTS

- 4,153 SF Industrial Warehouse for Lease
- Located in Timberline Industrial Park
- 1 Bay with a 8.4' x 11.7' Overhead Door
- Shared Common Area Restrooms and Break Room



**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. 10.27.25.



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### LEASE OVERVIEW

<b>Total Monthly Rent:</b>	\$3,500.00
<b>Rentable SF:</b>	4,153 SF
<b>Base Rent:</b>	\$4.44/SF Annually
<b>NNN Expenses:</b>	\$5.67/SF Annually
<b>Doors:</b>	1 - 8.4' x 11.7' Grade Level Overhead Door
<b>Power:</b>	110/220/3-Phase
<b>Zoning:</b>	Industrial
<b>Market:</b>	Northern Colorado
<b>Sub Market:</b>	Fort Collins
<b>Cross Streets:</b>	Timberline and Prospect Roads

### PROPERTY OVERVIEW

<b>Property:</b>	Located in Timberline Industrial Park. Unit N-1 consists of 4,153 SF and features 1-8.4' x 11.7' grade level overhead door, 110/220 power, and access to the shared common area restrooms and break room. This industrial park is located on the west side of Timberline Road, between Drake and Prospect Roads, with quick access to Interstate 25 and downtown Fort Collins. <b>The monthly lease rate is \$3,500.00, plus gas and electric, phone, fiber, and internal janitorial.</b>
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NOTE: Listing Broker is Landlord.

<b>Location:</b>	Located on the west side of Timberline Road, 1/4 mile south of Prospect Road.
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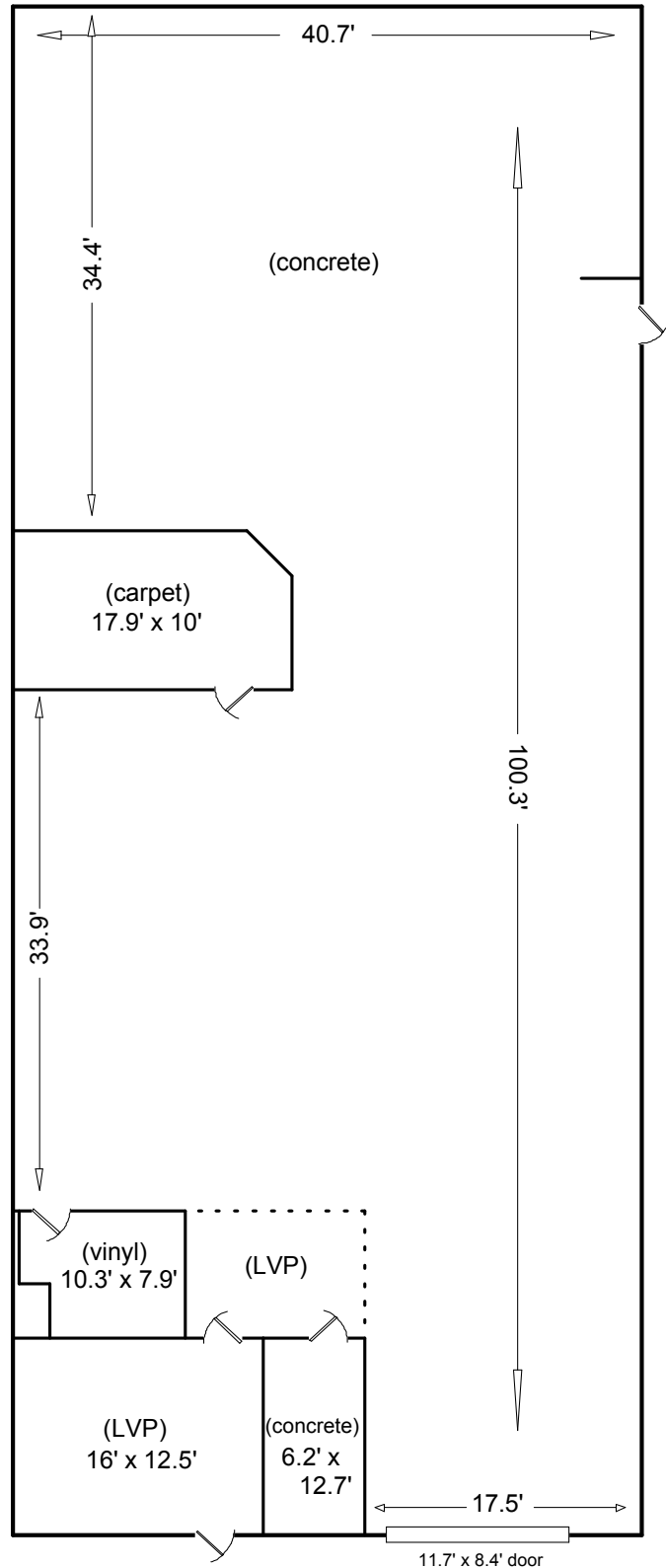
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