

# OFFICE W/YARD FOR LEASE



## PROPERTY DETAILS

**Available Spaces & Lease Rates:**

- Office Building - 3,089 RSF | \$3,500/Mo
- Runway/Yard Storage - TBD
- Additional Cold Storage available separately

**Proposed Use:**

- Manufacturing
- Light Industrial
- Inside Storage
- Automotive
- Distribution
- Specialty Contractor

## FORT COLLINS AIRPARK

**LEASE RATE: \$3,500/MONTH**

- Stand-alone office building in convenient North Fort Collins location
- Service retail layout with potential showroom area, multiple private offices, full kitchen and private restrooms
- Ready for Tenant Improvements for specific needs
- All Tenant Finish is negotiable
- Ability to also lease attached runway for yard storage or tenant-specific needs - contact Broker for pricing details
- Adjacent industrial storage/warehouse units also available in conjunction with office building



**DEMOGRAPHICS** (Source: STDB Online 2024, radius)

	1 Mile	3 Mile	5 Mile
2023 Population	5,450	64,900	151,468
Avg. HH Income	\$101,551	\$104,195	\$103,153
Households	2,129	26,135	62,076
Businesses	674	3,822	7,216
Employees	7,950	52,353	95,432



**TRAFFIC COUNTS** (Source: STDBOnline)

Timberline Rd @ E Mulberry St.	12,000 VPD
E Lincoln Ave. @ Airway Ave.	9,000 VPD

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The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 3/18/2024

