

# 219

N TIMBERLINE ROAD

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TWO TENANT INDUSTRIAL INVESTMENT OPPORTUNITY  
SALE PRICE: \$1,625,000

**CBRE**



## PLEASE CONTACT

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# The Offering

## 2 TENANT INDUSTRIAL INVESTMENT OPPORTUNITY

Located in an opportunity zone, this investment opportunity includes office warehouse space with rare secured outside storage.

Within 5 minutes of I-25 via Hwy 14, this property is 100% leased and maintains a strong leasing history.

Timberline Road is a major north-south arterial road known for significant traffic, and a blend of residential, commercial and natural areas. It is one of the city's primary roadways and serves as a vital link for southeast Fort Collins, connecting to regional communities and I-25.



## HIGHLIGHTS

- ◆ 100% Leased
- ◆ 2 Tenants each occupying 5,000sf
- ◆ Strong leasing history
- ◆ Triple net leases
- ◆ Rare outside storage



**SALE PRICE**  
\$1,625,000



**LOT SIZE**  
2.0 acres



**PRICE PER SF**  
\$162.50



**BUILDING SIZE**  
10,000 SF



**CAP RATE**  
7.18%



**PROPERTY TYPE**  
Industrial



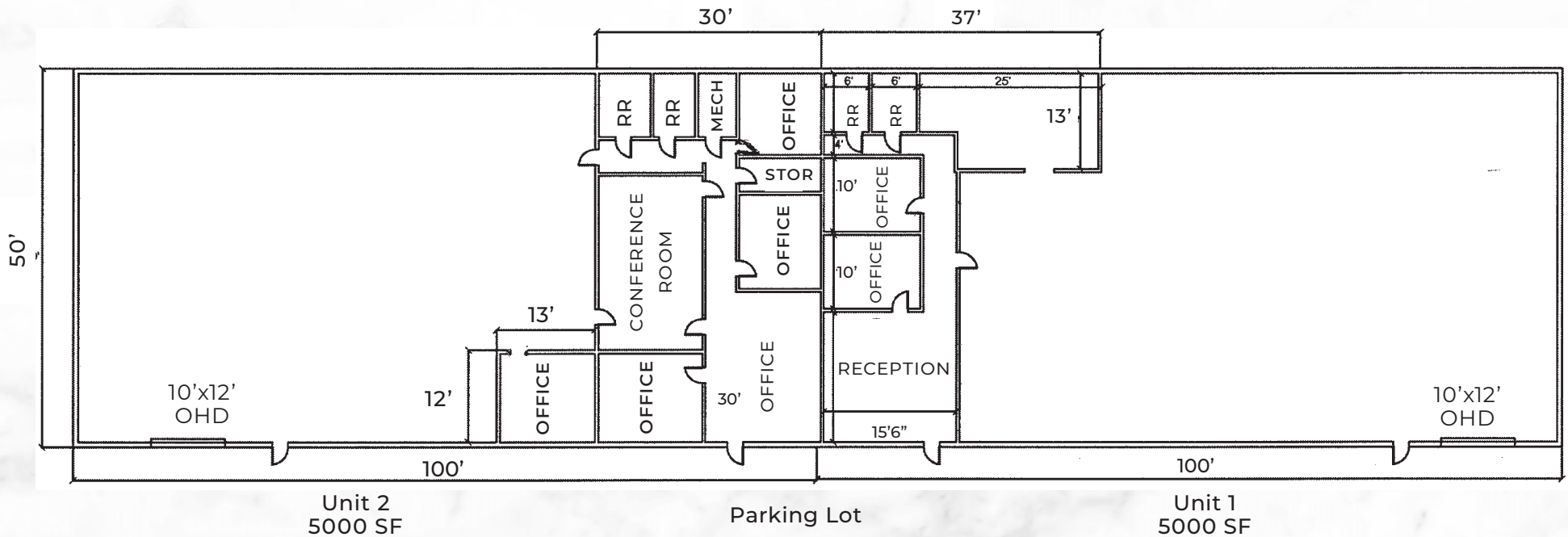
**NOI**  
\$116,700



# Property Overview

<b>Building Type:</b>	Industrial Warehouse
<b>Building Size:</b>	10,000 SF
<b>Tenancy:</b>	Multi (2 Tenant)
<b>Occupancy:</b>	100%
<b>Lease Type:</b>	NNN
<b>Landlord Responsibilities:</b>	Roof and Structure
<b>Construction Type:</b>	Metal
<b>Power:</b>	Power - 3 phase, 120/240
<b>Clear Height:</b>	14'
<b>Overhead Doors:</b>	2 - 10' x 12'
<b>Outside Storage:</b>	Secured

# Property Overview



## RENT ROLL

TENANT	SF	CURRENT RENT (\$/SF)	CURRENT ANNUAL RENT	CURRENT MONTHLY RENT	TYPE	ESCALATOR	EXPIRATION	OPTIONS	SECURITY DEPOSIT
K & K Investments	5,000	\$12.00	\$60,000.00	\$5,000.00	NNN	3%	9/30/2028	One - 3 year	\$9,925.00
New West Genetics	5,000	\$11.34	\$56,700.00	\$4,725.00	NNN	3%	1/31/2028	None	NEW
			\$116,700.00						

# TWO TENANT INDUSTRIAL INVESTMENT OPPORTUNITY



Located just off Highway 14 (E Mulberry Ave.)  
just a short drive to I-25.

## Mike Eyer

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