

FOR LEASE

1925 S. Timberline Rd, S-9
Fort Collins, CO 80525

Industrial Warehouse
For Lease \$8.78/SF (NNN)



OFFERING HIGHLIGHTS

- Warehouse available
- Industrial shop for lease located in Timberline Industrial Park
- 2 Bay with one 14'x14' OH door
- Gas Space Heater
- Shared common area restroom & break room



Craig C. Hau
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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 12.31.2025



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LEASE OVERVIEW

Total Monthly Rent:	\$3,500.00, plus utilities
Rentable SF:	2,907 SF
Base Rent:	\$8.78/SF Annually
NNN Expenses:	\$5.67/SF Annually
Doors:	1 - Grade Level 14'x14' Overhead Door
Power:	110/220
Zoning:	Industrial
Market:	Northern Colorado
Sub Market:	Fort Collins
Cross Streets:	Timberline and Prospect Roads

PROPERTY OVERVIEW

Property: Located in Timberline Industrial Park. Unit S-9 consists of 2,907 SF and features one overhead door, 110/220 power, gas heater, and access to the shared common area restroom 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. **Total monthly rent is \$3,500.00 plus gas and electric expenses.**

NOTE: Listing Broker is the Landlord

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

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