

FOR LEASE

617 N. Timberline Road
Fort Collins, CO 80524

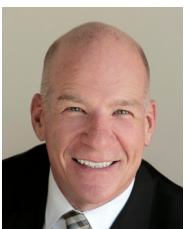
Steel Fabrication Facility

\$13.75/Sq Ft NNN



OFFERING HIGHLIGHTS

- 17,332 sq ft Industrial Building
- 5 offices, reception area, 3 bathrooms & large work area
- Four 5-ton interior cranes
- One 15-ton outside crane
- 5 large garage doors
- Located on 6 acres



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. 9.17.25



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LEASE OVERVIEW

Total Monthly Rent:	\$24,945.75
Rentable SF:	17,332 SF
Base Rent:	\$13.75/SF
NNN Expenses:	\$4.21/SF
Zoning:	Industrial
Year Built:	1982
Market:	Northern Colorado
Sub Market:	Fort Collins

PROPERTY OVERVIEW

Property: Industrial building located on six acres. The property features four 5 ton interior cranes, one 15 ton outside crane, and five large garage doors. The 17,332 sq foot building includes five offices, a reception area, three bathrooms and a large work area. This property has previously been used as a steel fabrication business. Total monthly rent \$24,945.75 + utilities - water, electric, phone, fiber, internal janitorial, & exterior grounds and building maintenance.

Location: This property is located on the Southwest corner of North Timberline Road & East Vine Drive in Northeast Fort Collins.



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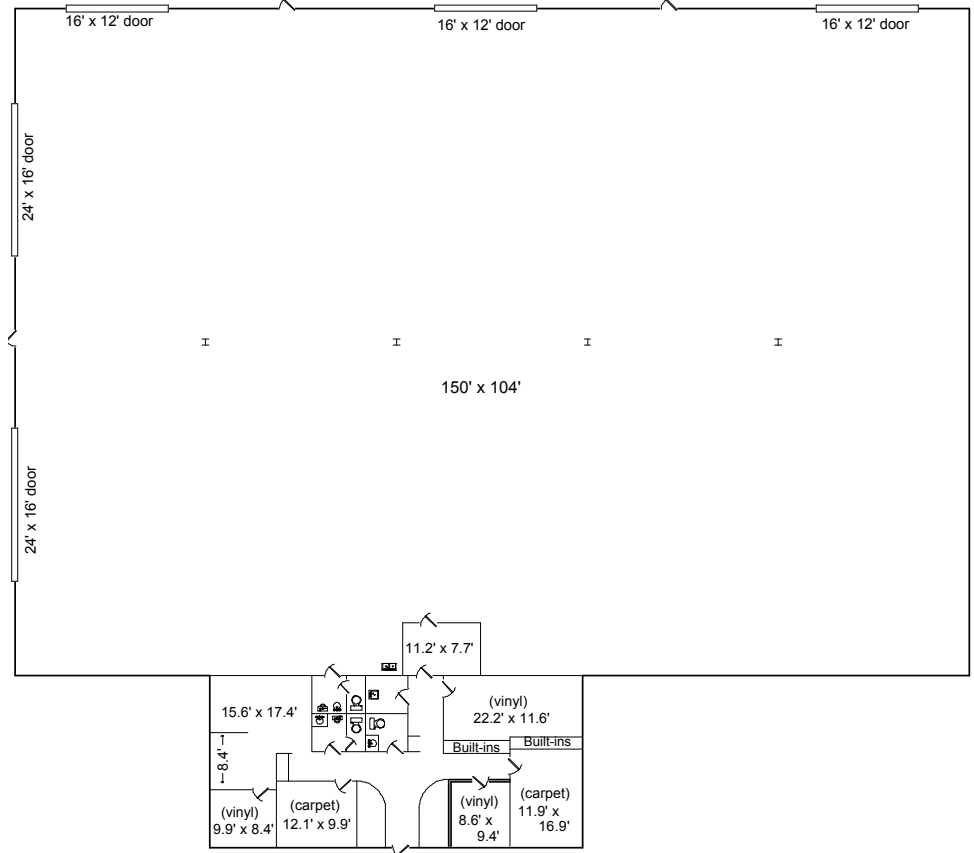
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617 N. Timberline Rd.
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Total SF: 17,332

*Scope of work is defined and included with this sketch.
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10sept25

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