

FOR LEASE

2216

AIRWAY AVENUE
FORT COLLINS, CO 80524

Timberline Rd. 20,046 VPD

Hwy. 14 / Mulberry St. 35,180 VPD

E. Lincoln Ave. 8,481 VPD

1.43 Acre
Fenced Yard

Airway Ave.

3 MINUTES TO I-25!

LEASE RATE: \$8,000/MONTH NNN
NNNs: \$3,514.58/MONTH





// PROPERTY FEATURES

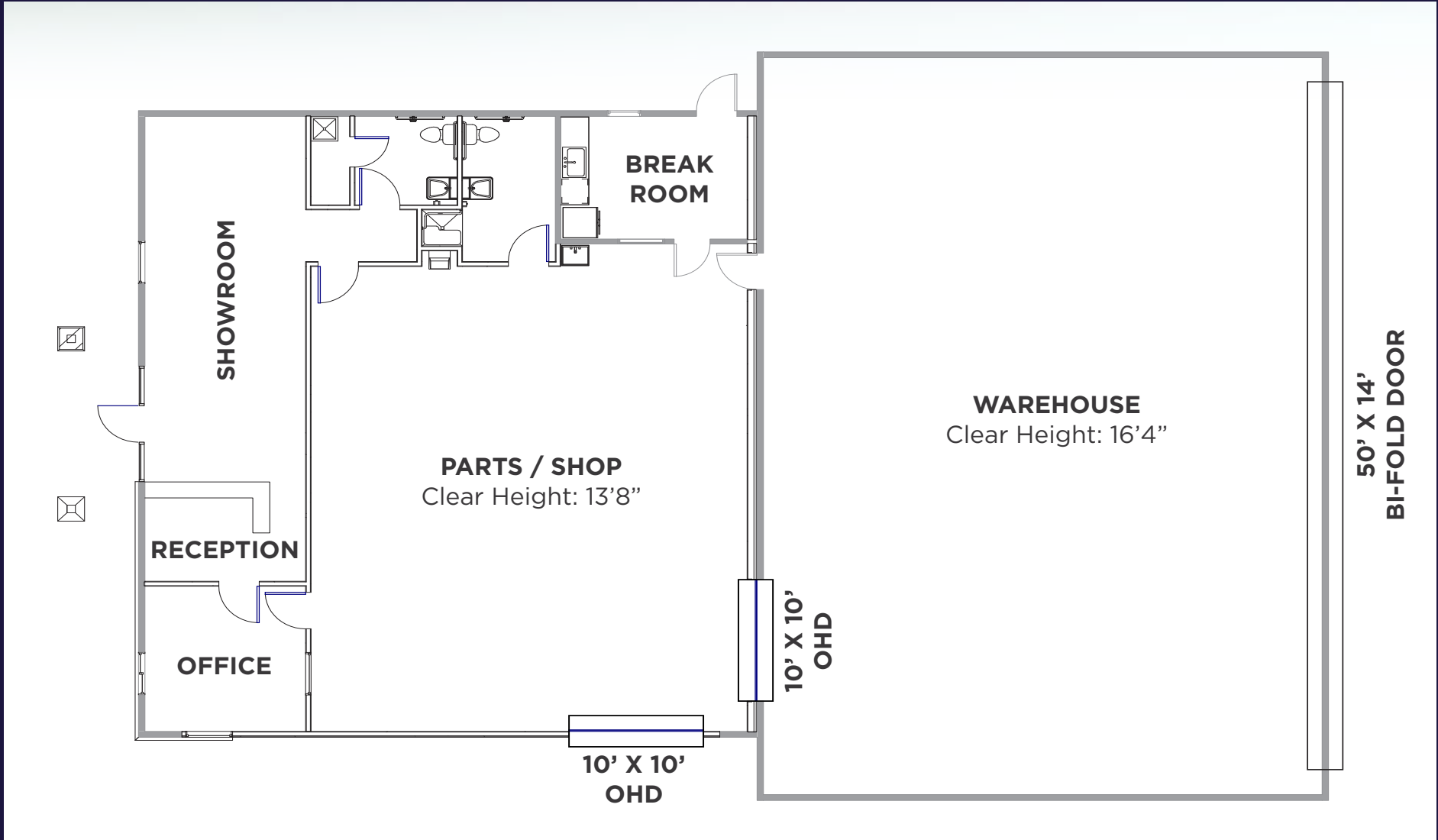
Available Size	4,820 SF
YOC / YOR	1978 / 2012 / 2026
Power	400 Amps / 3 Phase
HVAC	Full HVAC Throughout the Offices & Showroom Radiant Heat in Warehouse
Loading	(1) 50' x 14' Bi-Fold Warehouse Door (2) 10' x 10' Parts/Shop Doors

- Industrial/Flex/Retail Showroom with High Visibility
- Office & Showroom - Like New Condition
- Two Restrooms & Break Room - Move-In Ready
- 1.43 Acres of Fenced Outside Storage / Display Yard
- Signage on Lincoln and Visible from Mulberry / HWY 14
- Enterprise Zone (Larimer County) & Zero City Sales Tax



// **2216 AIRWAY AVENUE**
Fort Collins, CO 80524

// PROPERTY FLOORPLAN



// GALLERY





CONTACTS:

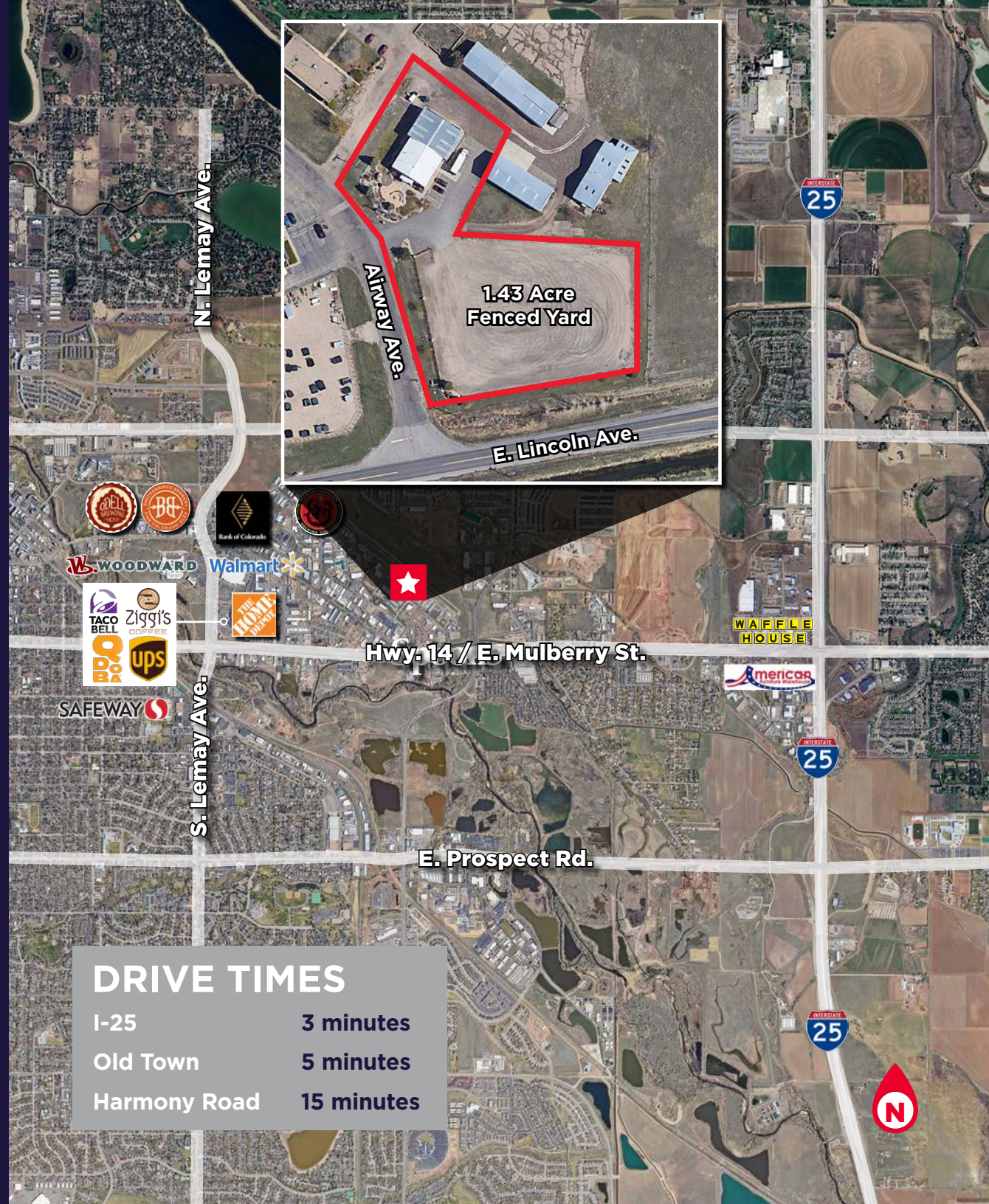
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DRIVE TIMES	
I-25	3 minutes
Old Town	5 minutes
Harmony Road	15 minutes

