

219

**NORTH TIMBERLINE ROAD
UNIT 2**

FORT COLLINS, CO 80524

N. TIMBERLINE ROAD

.85 AC Fenced Yard

**5,000 SF Industrial Space
with .85 AC Fenced Yard
for Lease**

**Lease Rate: \$12.50-\$14.00/SF NNN
Estimated NNN: \$5.82/SF**

**CUSHMAN &
WAKEFIELD**

URC
UREALTY COMMERCIAL

// PROPERTY DETAILS

Located along Timberline Road, a major arterial serving southeast Fort Collins and surrounding communities, 219 N. Timberline Road, Unit 2 offers a highly visible and accessible commercial opportunity with 5,000 SF available within the unit. The property features a 10,000 SF building constructed in 1978 with a functional 14-foot clear height, ideal for a variety of industrial, warehouse, or flex uses. The expansive site provides ample room for operations, parking, and potential outdoor storage, with a .85 acre fenced yard adding further flexibility for secured use. This well-positioned asset combines strong frontage, practical building specifications, and a generous lot size within one of Northern Colorado's key growth corridors.

// PROPERTY FEATURES



BUILDING SIZE: 10,000 SF



AVAILABLE SIZE: 5,000 SF



YEAR BUILT: 1978



LAND SIZE: 2 ACRES



FENCED YARD: .85 ACRES



CLEAR HEIGHT: 14 FT.



BUILDING CLASS: C



OVERHEAD DOOR:
(1) 10' X 12'

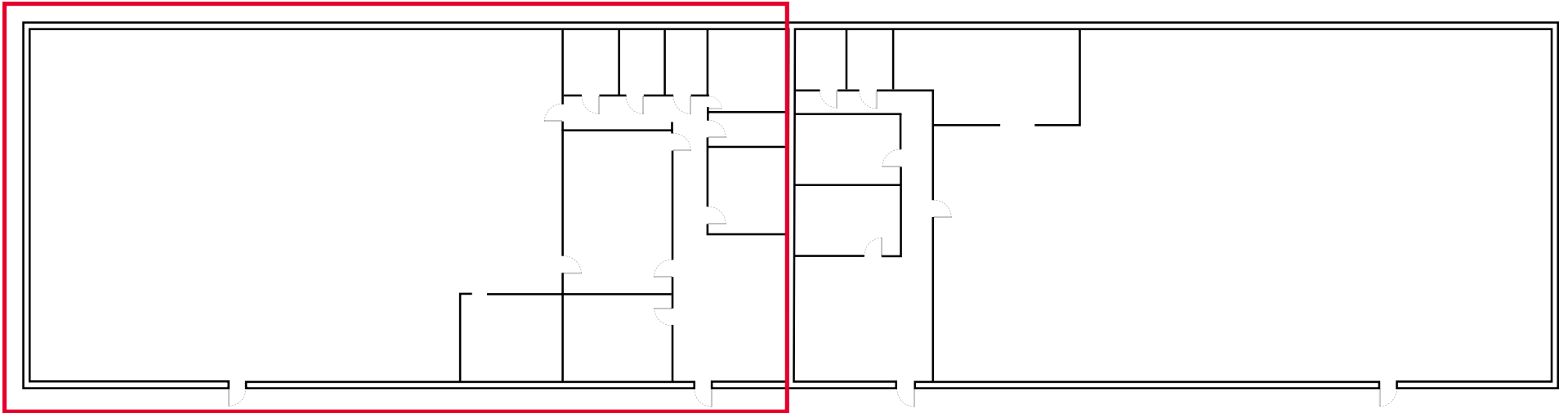


POWER:
3 PHASE, 120/240



// FLOOR PLAN - UNIT 2

UNIT 1: 5,000 SF



219

NORTH TIMBERLINE ROAD UNIT 2

FORT COLLINS, CO 80524

DEMOGRAPHICS

	2 Mile	5 Mile	10 Mile
2024 Population	18,369	137,158	338,952
2029 Pop. Projection	19,427	144,836	363,026
2024 Households	7,327	56,368	135,812
Avg. Household Income	\$130,648	\$111,281	\$106,857

Source: CoStar, 2025



BROKER CONTACT INFORMATION

TRAVIS ACKERMAN

Cushman & Wakefield

+1 970 222 6452

travis.ackerman@cushwake.com

MATT HASKELL

BROKER/OWNER

+1 970 690 1690

mhaskell@urealtyinc.com



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