

FOR SALE

617 N. Timberline Road
Fort Collins, CO 80524

Steel Fabrication Facility

\$5,000,000



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
- 2,070 sq ft house remodeled in 1977
- Located on 6 acres



Craig C. Hau
Partner/Senior Commercial Advisor

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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. 4.8.26



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SALE OVERVIEW

Sale Price:	\$5,000,000
Square Feet:	17,332 SF
2025 Taxes:	\$49,335.71
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. The site also includes a 2,070 sq foot house remodeled in 1977.
Electrical:	600 Amps, 480 volt, stepped down to 240/110
Location:	This property is located on the Southwest corner of North Timberline Road & Ease Vine Drive in Northeast Fort Collins.

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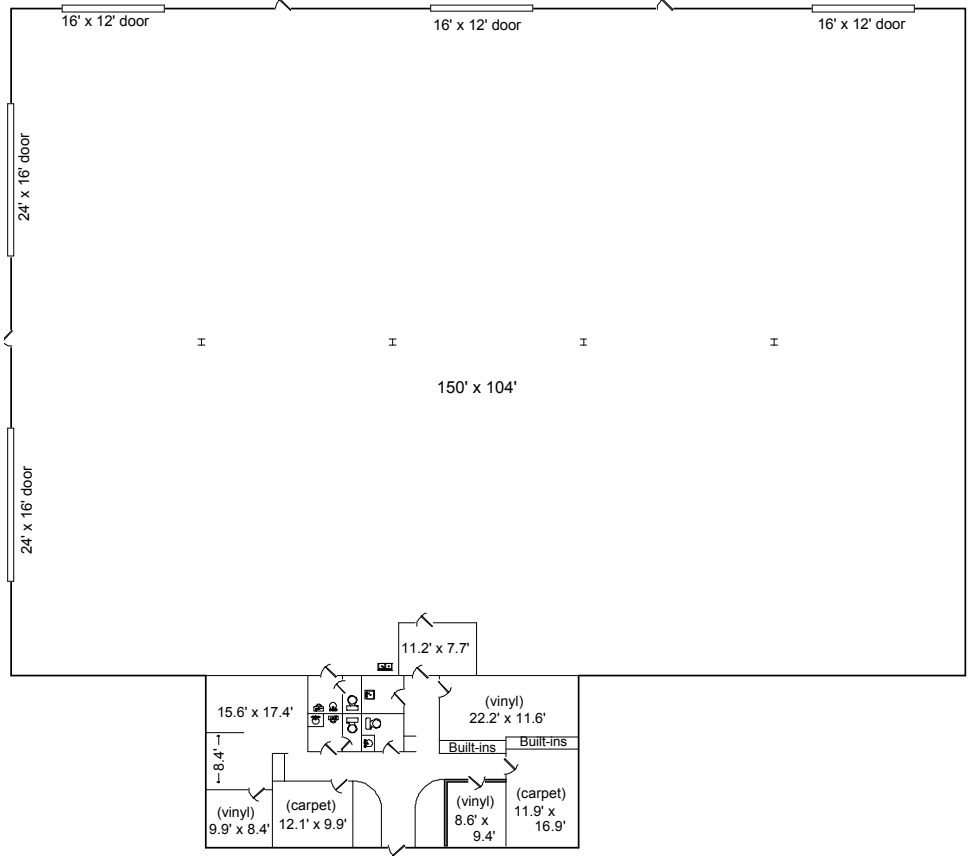


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617 N. Timberline Rd.
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Total SF: 17,332

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

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