



PROPERTY DETAILS

Available Spaces & Gross Lease Rates:

- Bldg B - Unit 8: 1,050 SF \$1,000/mo
- Bldg B - Unit 9: 1,050 SF \$1,000/mo
- Bldg B - Unit 11: 600 SF \$600/mo
- Bldg D - Unit 1: 1,050 SF \$1,250/mo
- Bldg D - Unit 2: 1,050 SF \$1,250/mo
- Bldg D - Unit 6: 1,050 SF \$1,250/mo

Proposed Use:

- Manufacturing
- Light Industrial
- Inside Storage
- Automotive
- Distribution
- Specialty Contractor

FORT COLLINS AIRPARK

LEASE RATE: \$600-\$1,250/MONTH GROSS

- Functional warehouse units in easily accessible north Fort Collins location
- Various sizes and conditions available - lease separately or in combination
- Electricity in all units - included in lease rates
- Two parking spaces available with each unit
- All units have fully working hangar doors
- Additional parking/outdoor storage available - contact Broker for details
- Office building with yard space available separately
- 24/7 access to units

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DEMOGRAPHICS (Source: STDB Online 2025, radius)

	1 Mile	3 Mile	5 Mile
2024 Population	5,874	65,448	150,371
Avg. HH Income	\$105,510	\$110,294	\$108,849
Households	2,323	26,370	61,875
Businesses	728	4,008	7,506
Employees	9,090	60,778	103,007



TRAFFIC COUNTS (Source: STDBOnline)

Timberline Rd @ E Mulberry St.	12,000 VPD
E Lincoln Ave. @ Airway Ave.	9,000 VPD

The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 3/7/2025

INDUSTRIAL / STORAGE FOR LEASE

2100 Airway Ave., Fort Collins, CO



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INDUSTRIAL / STORAGE FOR LEASE

2100 Airway Ave., Fort Collins, CO



BUILDING B:

- Two 1,050 RSF units, One 600 RSF unit
- Fully working hangar doors
- Electricity available
- Two parking spaces outside unit



BUILDING D:

- Three 1,050 RSF units available
- Fully working hangar doors
- Electricity available
- Two parking spaces outside unit

