

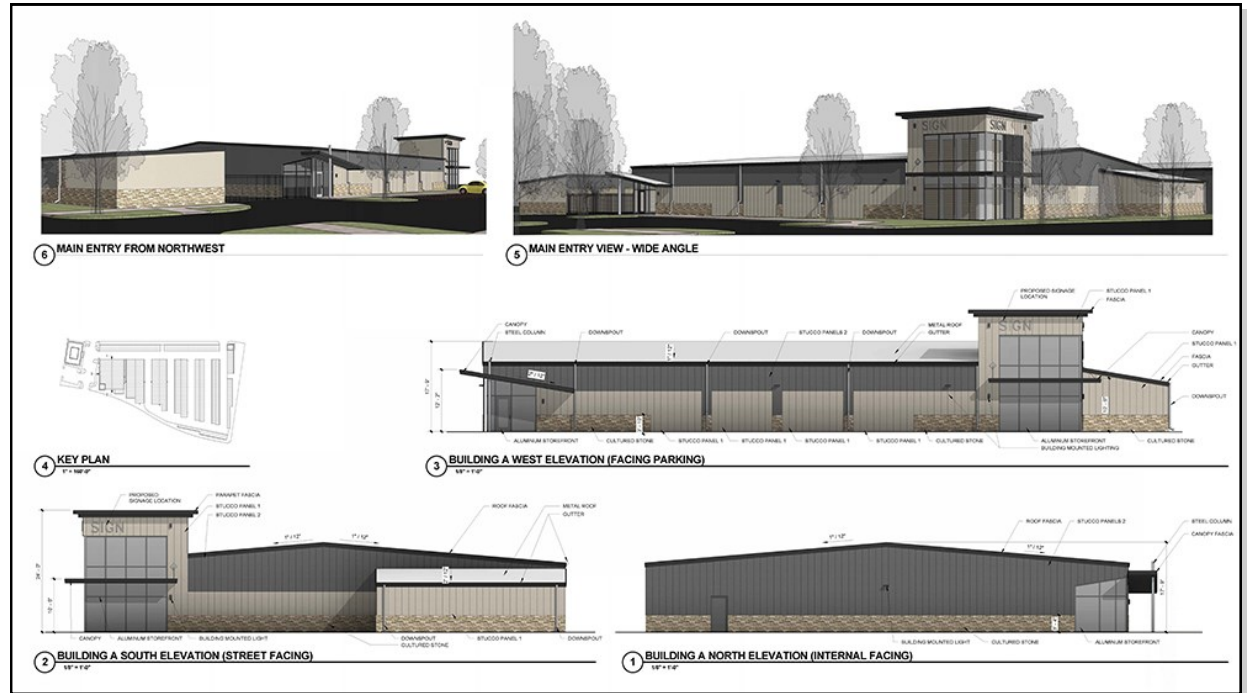
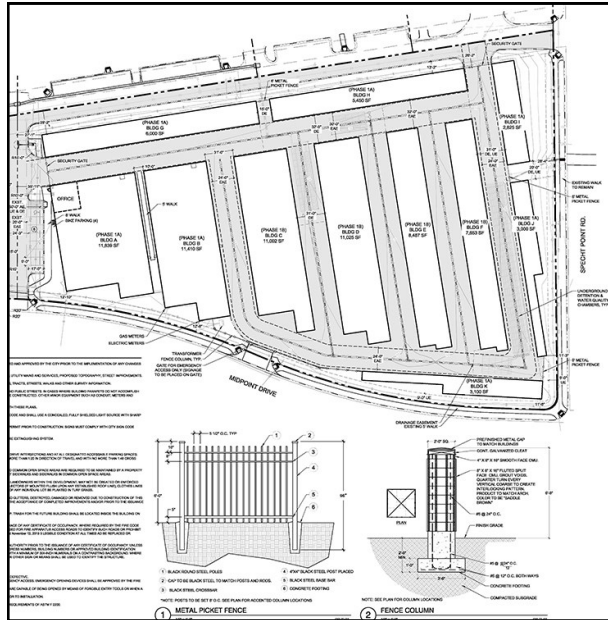


SELF STORAGE SALES NETWORK

Self Storage Investment Opportunity

\$9,400,000

Timberline Self Storage
2120 Midpoint Drive
Fort Collins, CO



PROPERTY HIGHLIGHTS

- Beautiful Class “A” Self Storage project delivered at C of O
- Located just east of the intersection of Prospect and Timberline, on Midpoint Drive, in Fort Collins
- Very experienced self storage developer having completed numerous projects both in Colorado and Texas
- 8 non-climate controlled buildings totaling 54,025 SF + 3 climate controlled buildings with 23,500 SF of gross area, as well as a 500 SF retail office.
- Highly developed area with office, hotel, retail, multi-family and single family residential real estate
- Building activity in Fort Collins is at an all-time high with over 350 residential and commercial developments in front of Planning Department

Lucas
REAL ESTATE SERVICES, LLC
Specializing in self-storage, boat & RV brokerage



2120 Midpoint Drive, Fort Collins, CO



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