



## 9,180 SF INDUSTRIAL SPACE FOR LEASE

Lease Rate: \$12.00/SF NNN | NNN Expenses: \$4.95/SF

TI Allowance: \$10.00/SF | Available June 15th, 2021

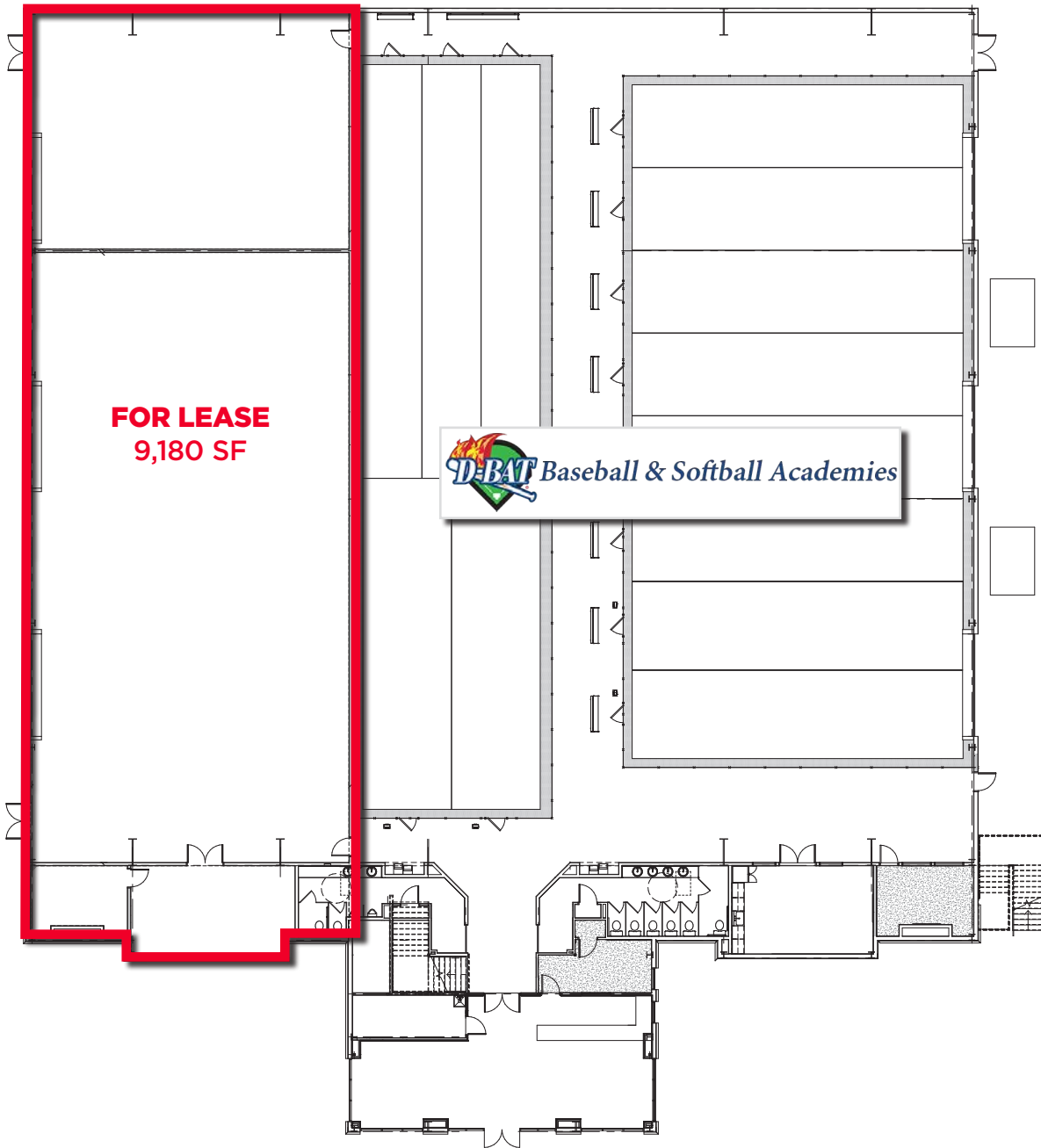
This building offers a centralized location in close proximity to I-25 and US Highway 34, serving clients and attracting work force from throughout northern Colorado. D-Bat Baseball academy will be opening a new clinic in the adjoining portion of the building. This space would work well for a complimentary health, sports or wellness related use, as well as a variety of other light industrial or light assembly uses. Tenant signage is available on the west face of the building, and the landscape/parking area can be modified on this end of the building to accommodate loading needs.

### PROPERTY FEATURES

<b>Building Size</b>	28,961 SF	<b>Ceiling Height</b>	29' - 33'
<b>Lot Size</b>	2.66 Acres	<b>Clear Height</b>	23' - 28'
<b>Zoning</b>	Limited Industrial (City of Windsor)	<b>Overhead Doors</b>	(6) 14' H x 18' W
<b>YOC</b>	2008	<b>Sprinkled</b>	Yes
<b>Utilities</b>	Gas: ATMOS Electric: Xcel	<b>Power</b>	3-Phase/400 Amps

# 7395 GREENDALE ROAD

WINDSOR, COLORADO 80550



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**SUBJECT PROPERTY**

**E. Crossroads Blvd.**

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	The Promenade Shops at <b>CENTERRA</b>	<b>BARNES &amp; NOBLE</b> BOOKSELLERS	<b>Finish Line</b>	<b>PAC SUN</b>

For more information, please contact:

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