

7395 GREENDALE ROAD

WINDSOR, COLORADO 80550



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

Building Size 28,961 SF

Lot Size 2.66 Acres

Zoning Limited Industrial (City of Windsor)

YOC 2008

Utilities Gas: ATMOS

Electric: Xcel

Ceiling Height 29' - 33'

Clear Height 23' - 28'

Overhead Doors (6) $14' H \times 18' W$

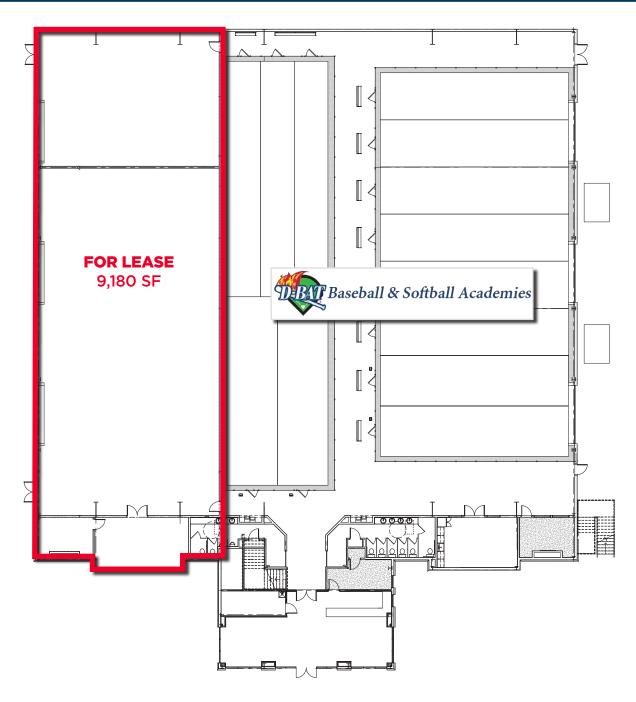
Sprinkled Yes

Power 3-Phase/400 Amps



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For more information, please contact:

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