

FOR LEASE

1070 DIAMOND VALLEY DRIVE, UNIT 200 A AND 200 A/B

Windsor, CO 80550

PRESENTED BY:

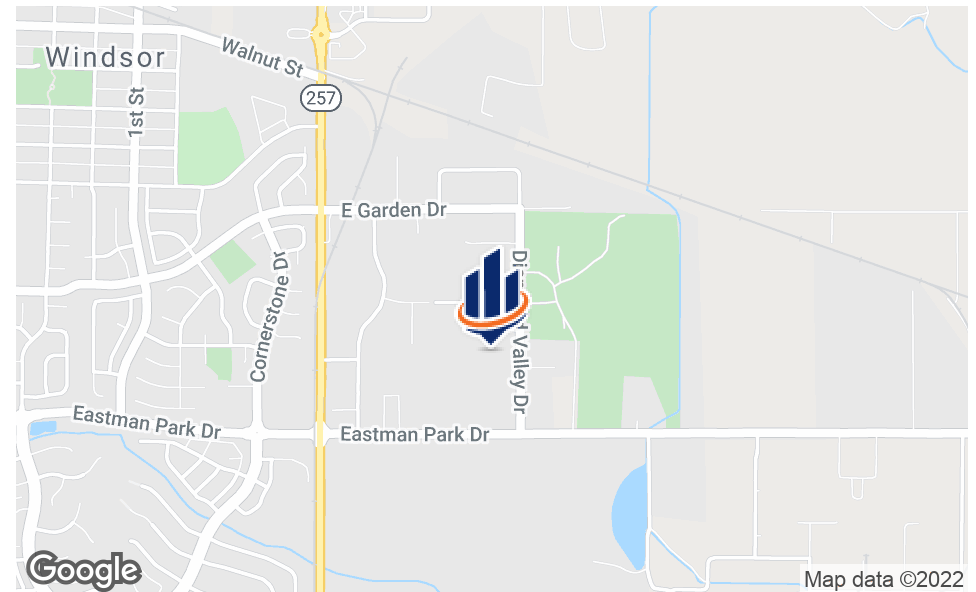
COBEY WESS

O: 970.691.1140

cobey.wess@svn.com

CO #100024581





OFFERING SUMMARY

LEASE RATE:	\$12.50 SF/yr (NNN)
NNN:	\$3.00 PSF
AVAILABLE SF:	4,100 - 6,600 SF
BUILDING SIZE:	39,000
ZONING:	Industrial
LOCATION:	Windsor
SUBMARKET:	Northern Colorado
VIDEO:	View Here

PROPERTY OVERVIEW

This unit consists of office, showroom and manufacturing space. The manufacturing area has been used as clean lab space, there are several drains, water hookups, 3 phase power and extremely high ceilings. There is additional 1,000 SF of mezzanine space that can be used as office, classroom or storage space.

LOCATION OVERVIEW

This property is located in a business park close to Highway 257 and Eastman Parkway. There are strong business demographics in the area and commercial growth exploding. The Future Legends Sports Complex is under construction and scheduled to open in Spring of 2022. This space shares a business park with several high profile manufacturing business.

PROPERTY HIGHLIGHTS

- 4,100 or 6,600 SF available
- Extra Clean Lab Space
- 20' High Ceilings
- Office/showroom area
- Thriving local business community in strong growth mode

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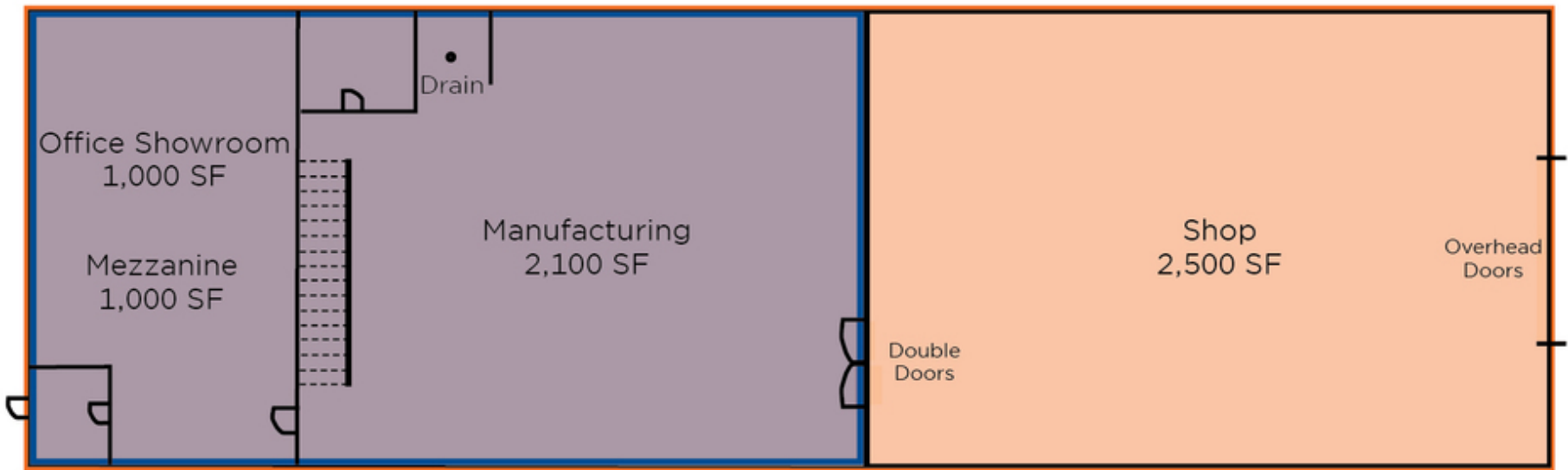
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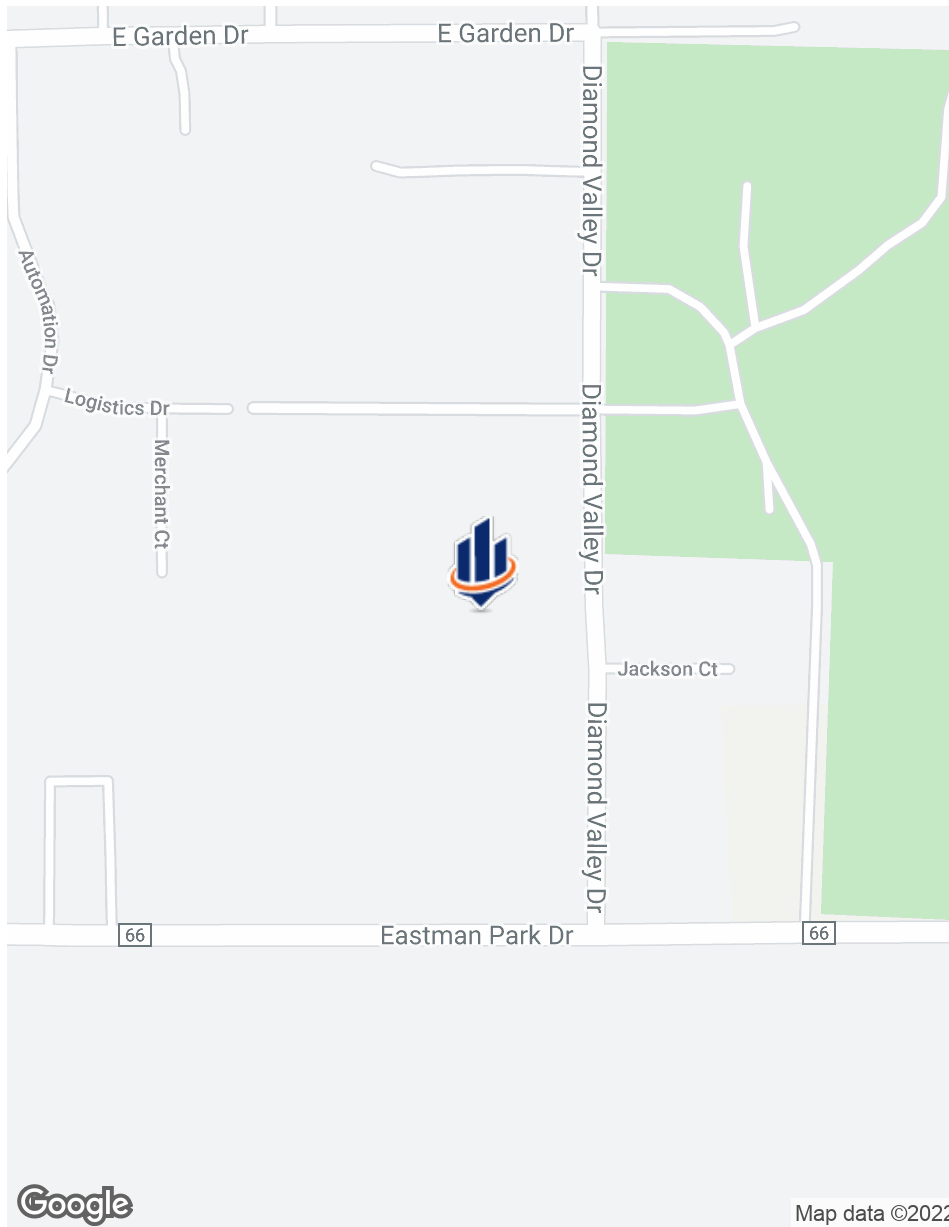
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Unit 200 A/B 6,600 SF

Unit 200 A 4,100 SF

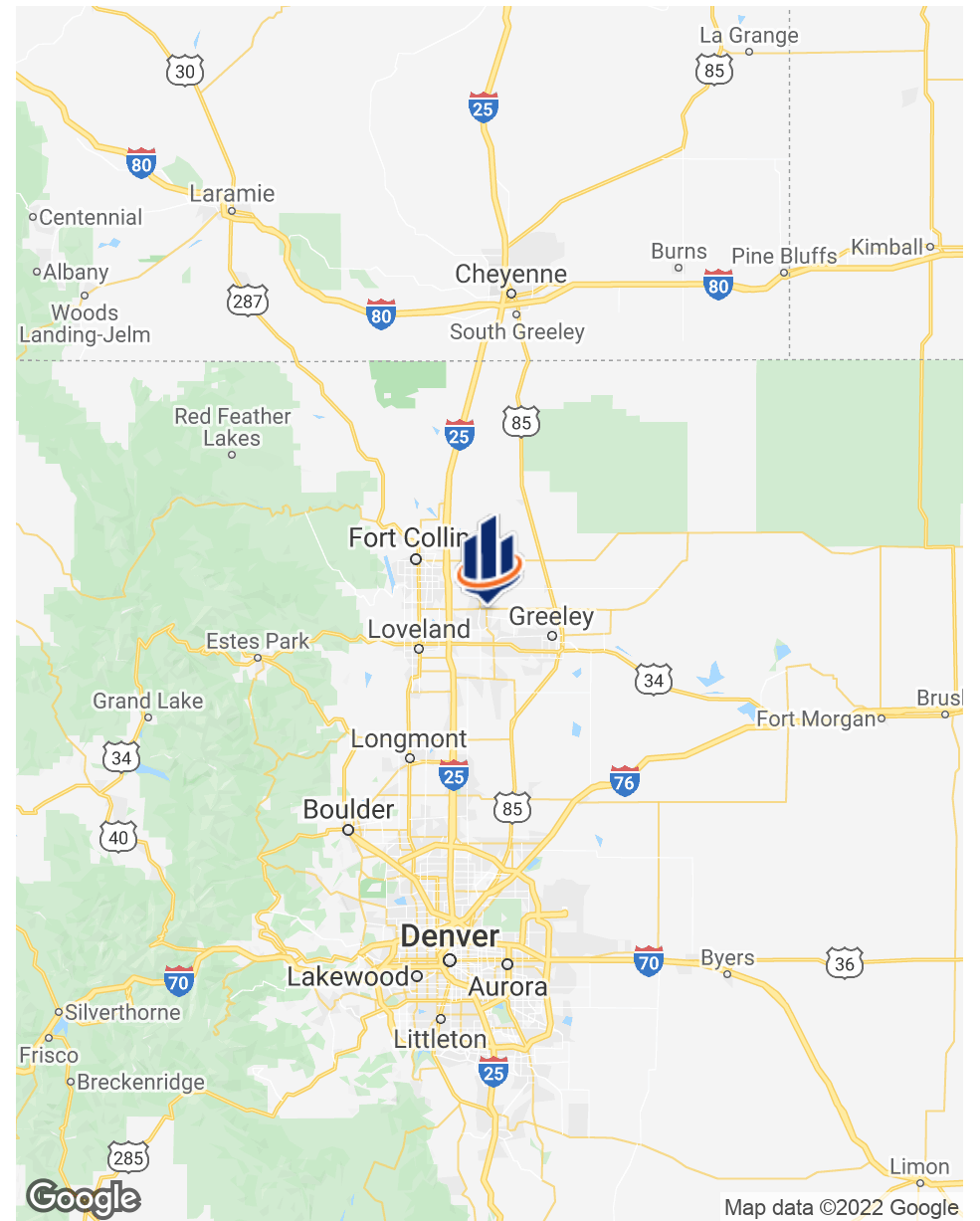


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