



DIAMOND VALLEY FLEX

1111 DIAMOND VALLEY DRIVE
WINDSOR, CO 80550

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PROPERTY SUMMARY

LOCATION HIGHLIGHTS

This is a NNN lease with rates/terms negotiable dependent on Tenant square footage needs (Est. CAM incl. taxes \$2.50 PSF) with option of Highly desirable location in the center of Northern Colorado commerce. Located between Fort Collins, Loveland and Greeley. Easy access from Hwy 257 and Eastman Park Dr in Windsor.

PROPERTY OVERVIEW

Light industrial / flex lease space. Glass front, with individual unit signage above front door. Each unit has a mezzanine with a minimum of 825 SF of additional office or storage. Current NNN's Estimate \$2.50 PSF. The two available units can be leased as one or can be demised as two separate units. The building is zoned light industrial/ flex with no outside storage.

PROPERTY HIGHLIGHTS

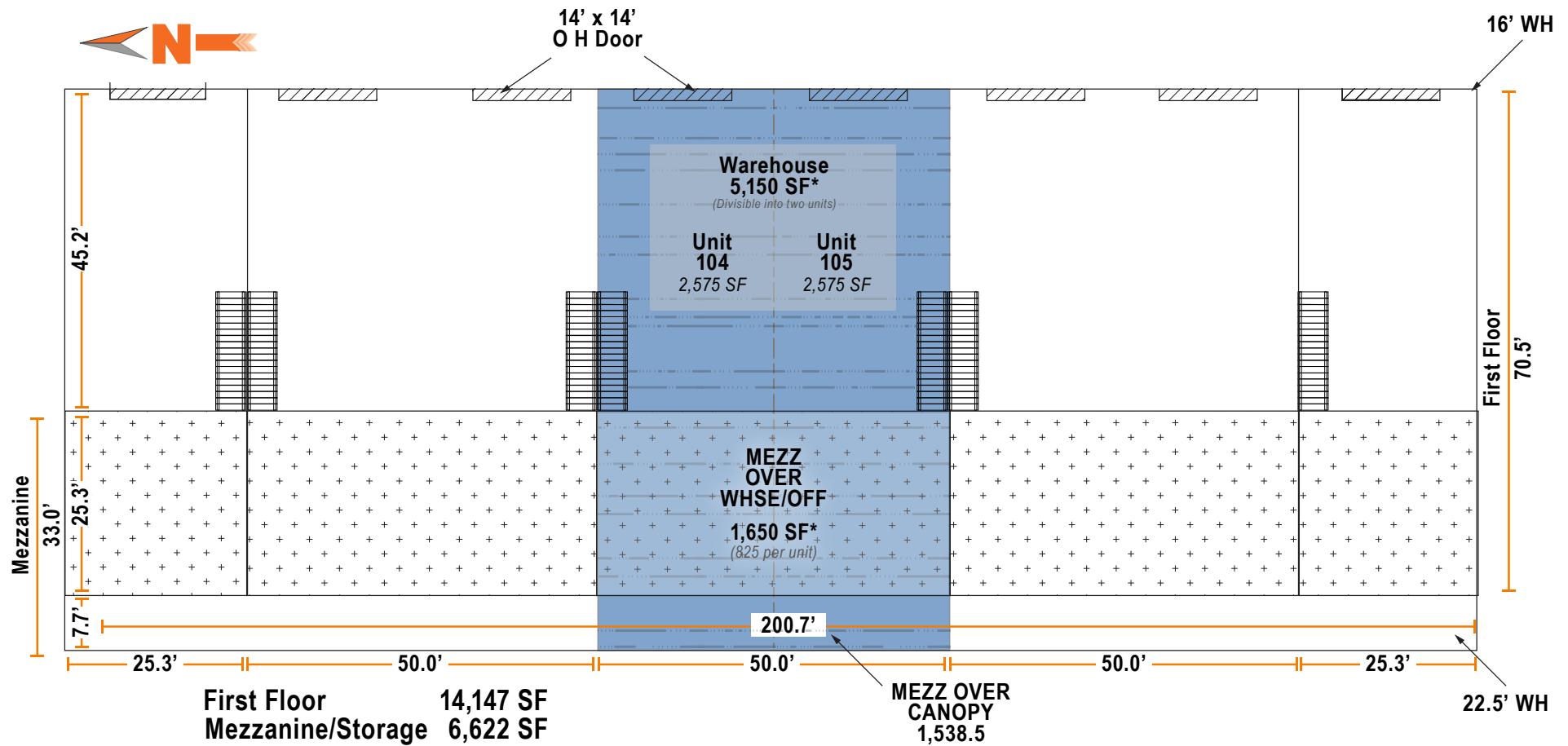
- ▲ Central Location Serving All of Northern Colorado
- ▲ Unique Size Units Not Found Elsewhere
- ▲ Well Designed for Wholesale and/or Retail
- ▲ Individual Signage For Each Unit
- ▲ Ample Parking With 50 Spaces Plus Street Parking
- ▲ Easy Access From Hwy 257 and Eastman Park Dr

OFFERING SUMMARY

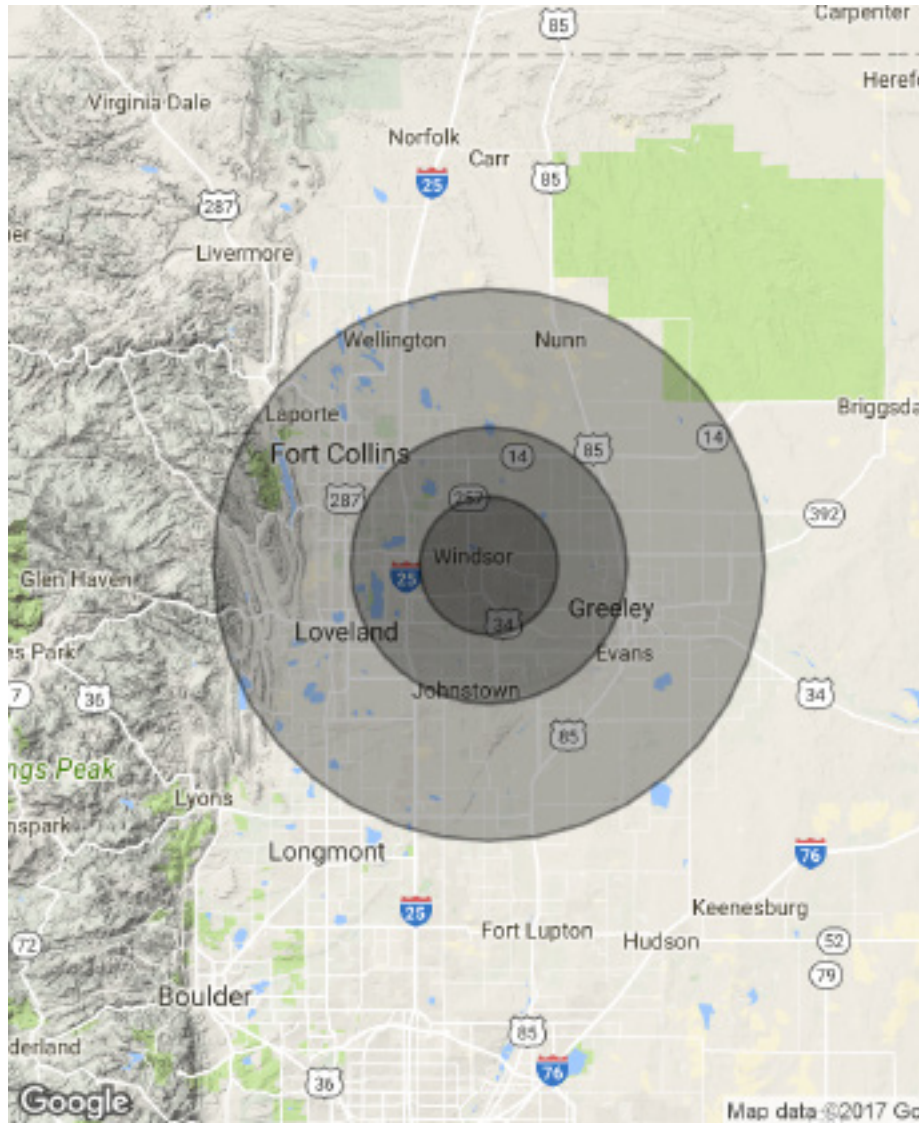
AVAILABLE SF	2,575-5,150 <i>(including 825 SF Mezzanine)</i>
LEASE RATE:	\$13.00 NNN
LOT SIZE:	1.4 AC
YEAR BUILT:	2006
BUILDING SIZE:	14,147 SF
CEILING HEIGHT	16'-22.5'
ZONING	Industrial (I-L)
MARKET	Northern Colorado
SUBMARKET	Windsor
CROSS STREETS	Diamond Valley Dr & Garden Dr



SITE PLAN



LOCATION MAP | DEMOGRAPHICS



POPULATION	5 MILES	10 MILES	20 MILES
Total Population	21,436	94,426	551,558
Median Age	33.9	36.2	34.2
Median Age (Male)	34.0	35.7	33.2
Median Age (Female)	34.6	36.6	35.1

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	7,748	33,949	210,626
# Total Persons per HH	2.8	2.8	2.6
Average HH Income	\$79,795	\$87,263	\$69,603
Average House Value	\$205,696	\$236,417	\$240,395

* Demographic data derived from 2010 US Census