

7292 GREENRIDGE RD

#102

WINDSOR, CO 80550



Unit 102:

2,750 SF

Lease Rate

\$15.00 / SF

NNN Rate

\$9.84 / SF

*\*2026 Estimate*

*INDUSTRIAL / FLEX WAREHOUSE WITH OFFICE SPACE FOR LEASE IN WINDSOR*

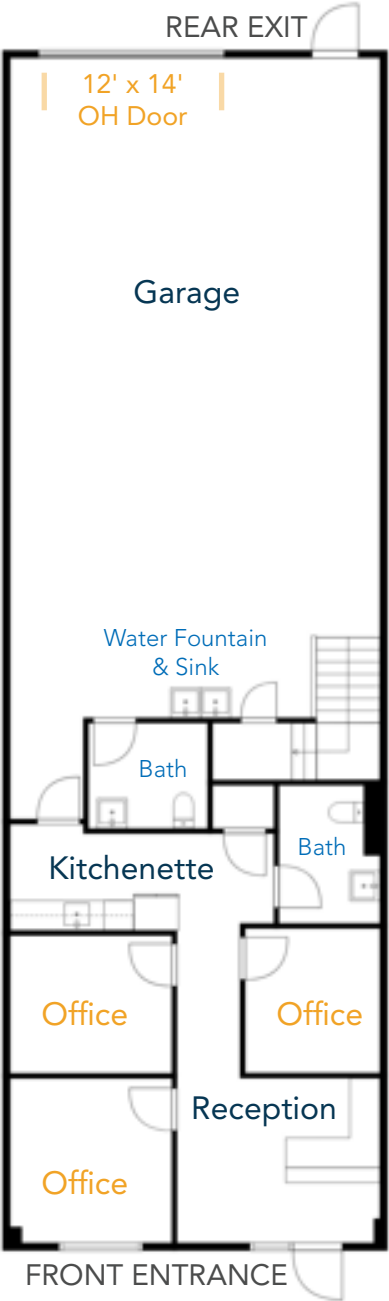
- Modern two-story layout featuring (5) private offices, reception, kitchenette, restrooms, and open office area upstairs
- Warehouse includes 12' x 14' overhead door at grade-level with 18' clear height
- Zoned Limited Industrial through the Town of Windsor, with 3-phase / 200-amp power and fully sprinkled throughout
- Prime Windsor location with signage opportunity and easy access to local amenities



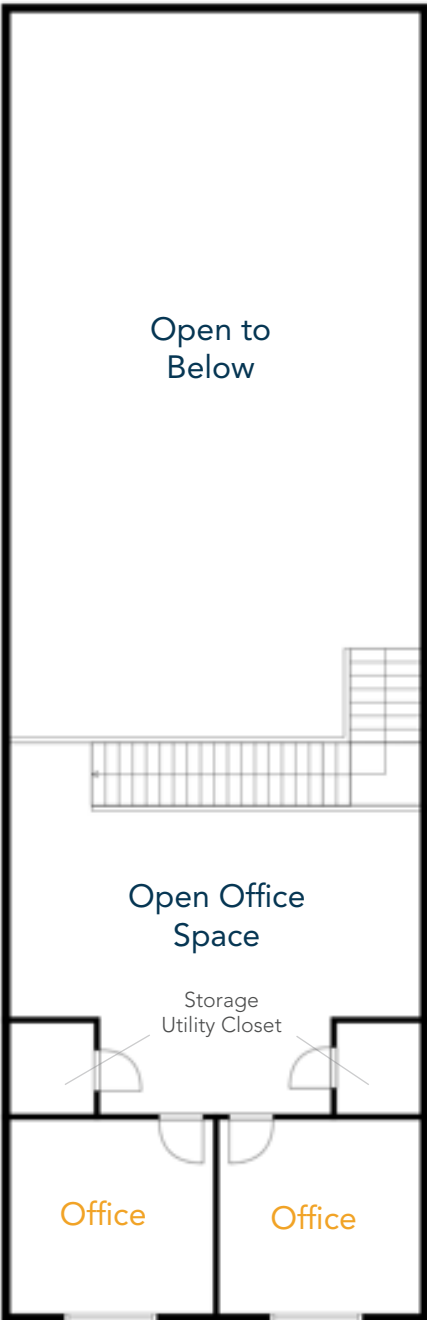
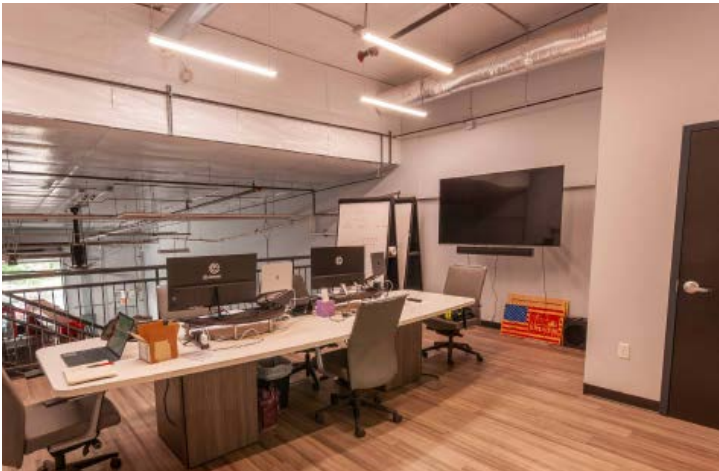
# EXTERIOR PHOTOS

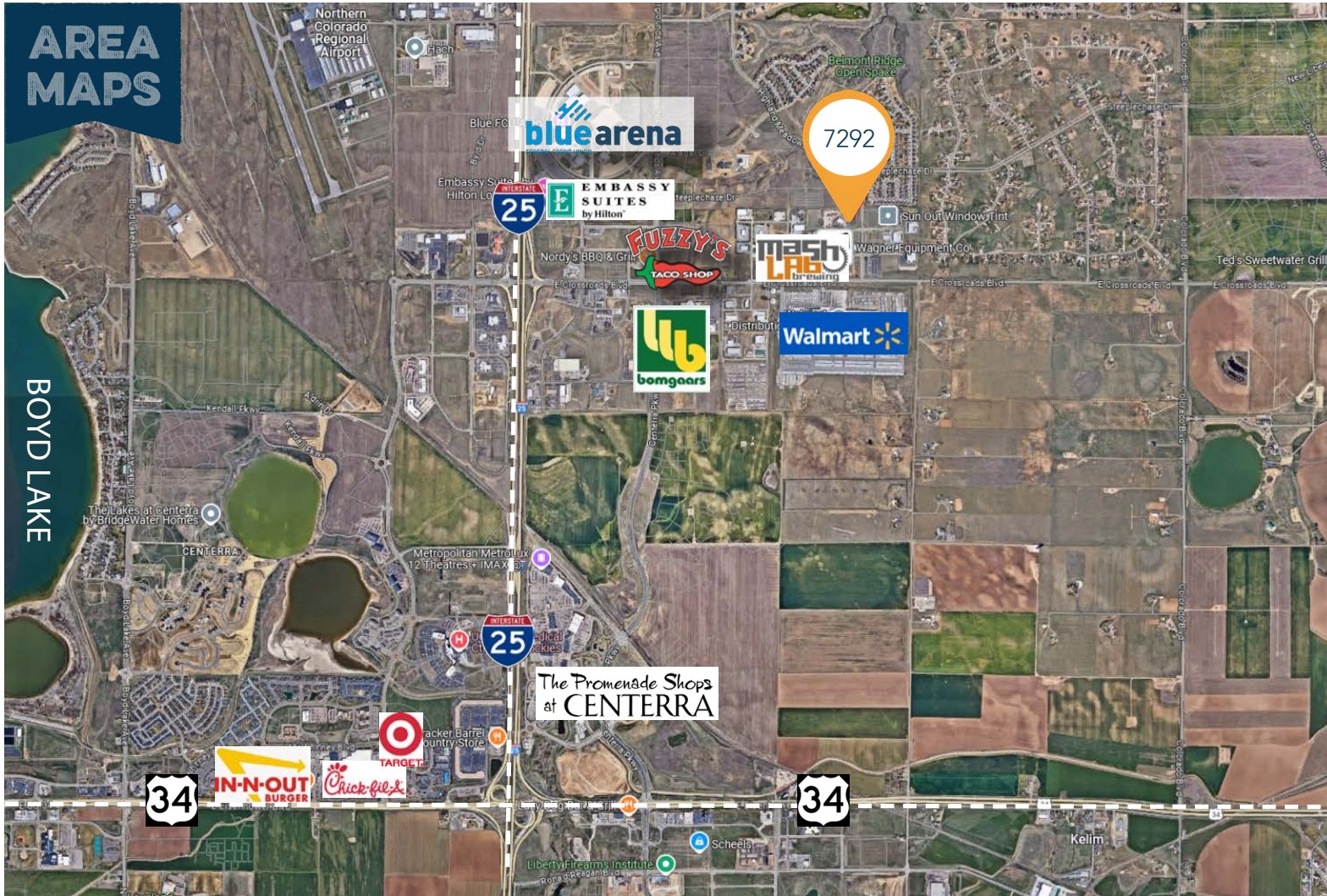


# PHOTOS & FLOORPLAN — MAIN LEVEL



# PHOTOS & FLOORPLAN — 2ND LEVEL





**CONTACT:** Nick Norton, CCIM • 970-213-3116 • [nnorton@waypointRE.com](mailto:nnorton@waypointRE.com)  
Jack Chunko • 970-213-5063 • [jchunko@waypointRE.com](mailto:jchunko@waypointRE.com)