FOR SALE OR LEASE
1109 SOUTHGATE DR. WINDSOR COLORADO 80550

$15.00 per SF | 2 months FREE Base Rent | Est. NNN $7.73 (+/-)

Unit 100

- 6600 SF total with 1800 sf office space, 1800 SF Second Floor and 3000 SF of Bay Space.
- 3 Phase 800 amp, Floor Drains and Sand Trap, Heated Bay, TI Allowance Negotiable, (2x) OH doors 14'T x 12'W, Sprinkler System, ADA Compliant. 2 bathrooms, Deep sink in Bay, Second Floor is structural and could be converted to offices.
- Zoning: General Commercial

LEASED

COLORADO KUSTOM CARTS

Unit 102

- 6600 SF total with 1800 sf office space, 1800 SF Second Floor and 3000 SF of Bay Space.
- 3 Phase 800 amp, Floor Drains and Sand Trap, Heated Bay, TI Allowance Negotiable, (2x) OH doors 14'T x 12'W, Sprinkler System, ADA Compliant. 2 bathrooms, Deep sink in Bay, Second Floor is structural and could be converted to offices.
- Zoning: General Commercial

Unit 104

- 3300 SF total with 900 sf office space, 900 SF Second Floor and 2400 SF of Bay Space.
- 3 Phase 800 amp, Floor Drains and Sand Trap, Heated Bay, TI Allowance Negotiable, (2x) OH door 14'T x 12'W, Sprinkler System, ADA Compliant. 1 bathrooms, Deep sink in Bay, Second Floor is structural and could be converted to offices.
- Zoning: General Commercial

LEASED

PRA Pro Roofing America

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RE/MAX Commercial Alliance | ColoradoCommercialBrokers.com

1275 58th Avenue, Suite A, Greeley, CO 80634 | Office: 970.330.5000 | Each office independently owned and operated

All information provided deemed reliable, but not guaranteed.

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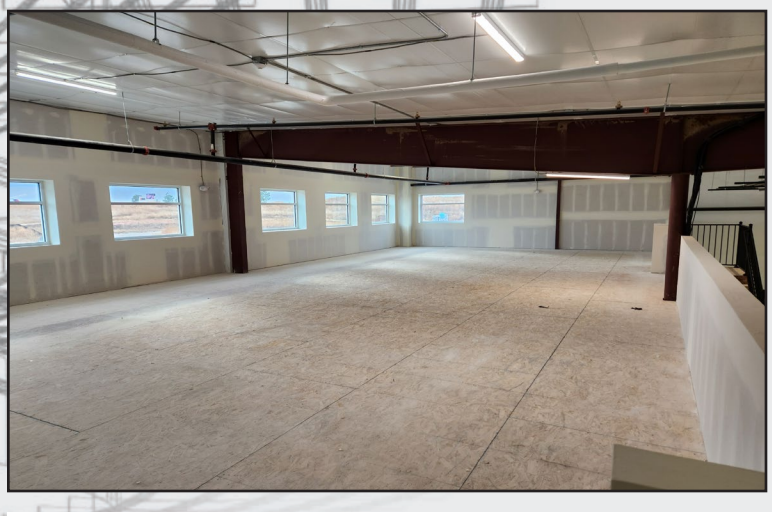

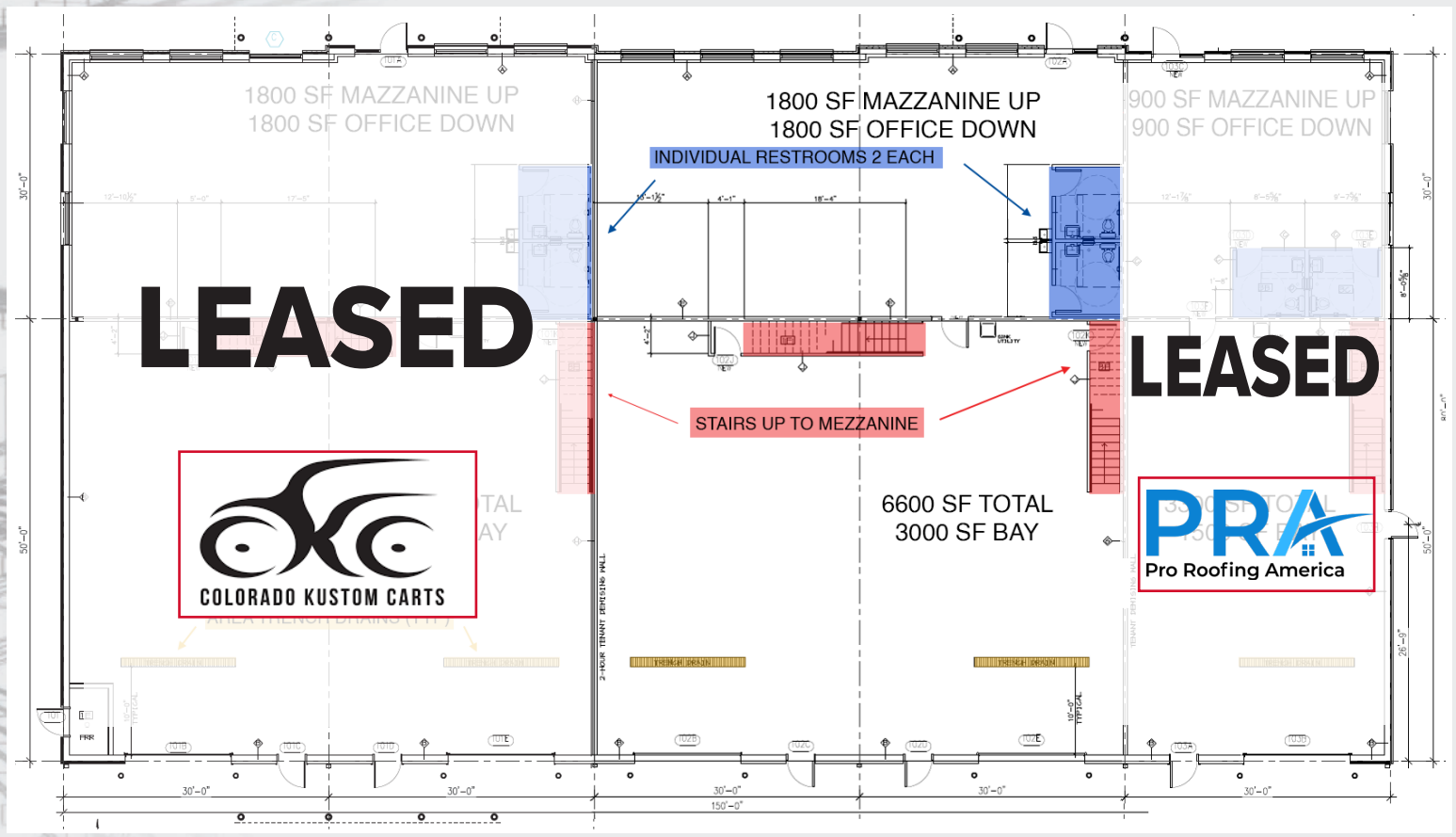

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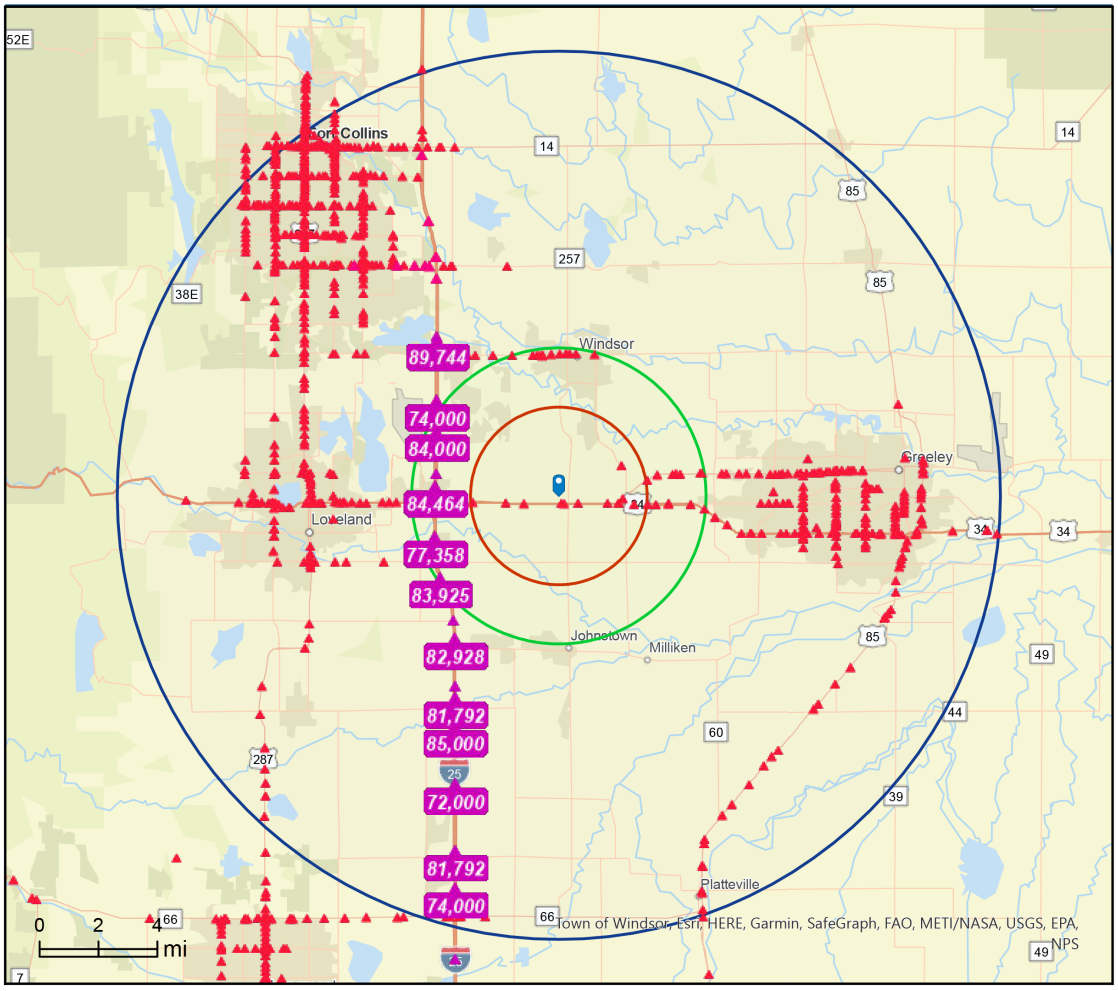
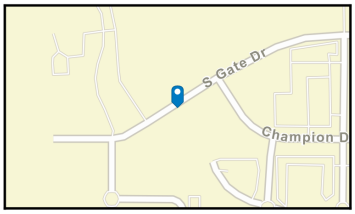
Traffic Counts





Average Daily Traffic Volume
- ***Up to 6,000 vehicles per day***
- ***6,001 - 15,000***
- ***15,001 - 30,000***
- ***30,001 - 50,000***
- ***50,001 - 100,000***
- ***More than 100,000 per day***

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