



AVAILABLE FOR LEASE

# 583 GYRFALCON COURT

WINDSOR, COLORADO 80550

ONE ACRE OF YARD SPACE



## 13,891 SF INDUSTRIAL SPACE FOR LEASE

Lease Rate: \$16.50/SF NNN | NNN Expenses: \$6.88/SF

Located at 583 Gyr Falcon Court, this property offers 13,891 SF available for lease. Built in 2019, it features ample parking, fenced and gated outdoor storage, and a second-level mezzanine suitable for office or storage use. Its prime Windsor location, just southeast of the Highway 392 and Highway 257 intersection, provides excellent access to Highway 85, Highway 34, and I-25. Additionally, the property is adjacent to the new East Pointe Neighborhood Center, which features Human Bean, Doug's Diner, Freddy's, Baskin-Robbins, and Kum & Go. For additional information, please contact the listing brokers.

### PROPERTY FEATURES

<b>Building Size</b>	26,625 SF
<b>Available Size</b>	13,891 SF
<b>Site Size</b>	5.88 Acres
<b>YOC</b>	2019
<b>Loading</b>	7 Overhead Doors
<b>Zoning</b>	Limited Industrial (Town of Windsor)
<b>Parking</b>	34 Spaces

### PROPERTY HIGHLIGHTS

- Fully fenced and gated outside storage
- Second-level mezzanine
- Easy access to I-25 and Highway 85
- Ample parking
- Wash bay available













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For more information, please contact:

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