



## **583 GYRFALCON COURT**

WINDSOR, COLORADO 80550



## 13,891 SF INDUSTRIAL SPACE FOR LEASE Lease Rate: \$16.50/SF NNN | NNN Expenses: \$6.88/SF

Located at 583 Gyrfalcon 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**

Building Size 26,625 SF

Available Size 13.891 SF

Site Size 5.88 Acres

YOC 2019

Loading 7 Overhead Doors

**Zoning** Limited Industrial (Town of Windsor)

Parking 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







# AVAILABLE FOR LEASE INDUSTRIAL OPPORTUNITY

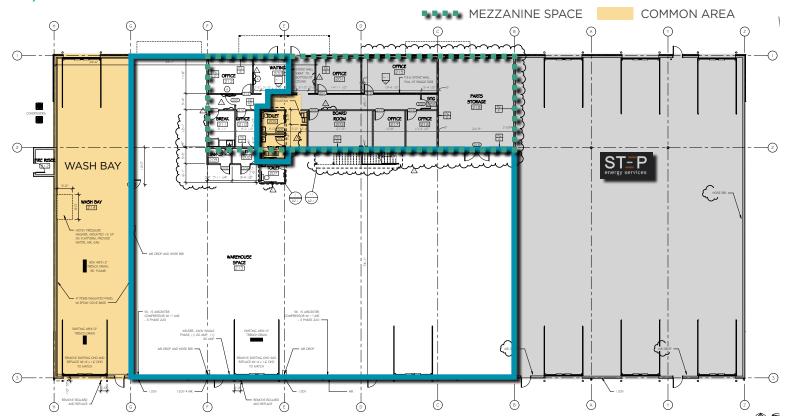






## **BUILDING FLOOR PLAN**

3,000 SF Mezzanine Included in Available Unit







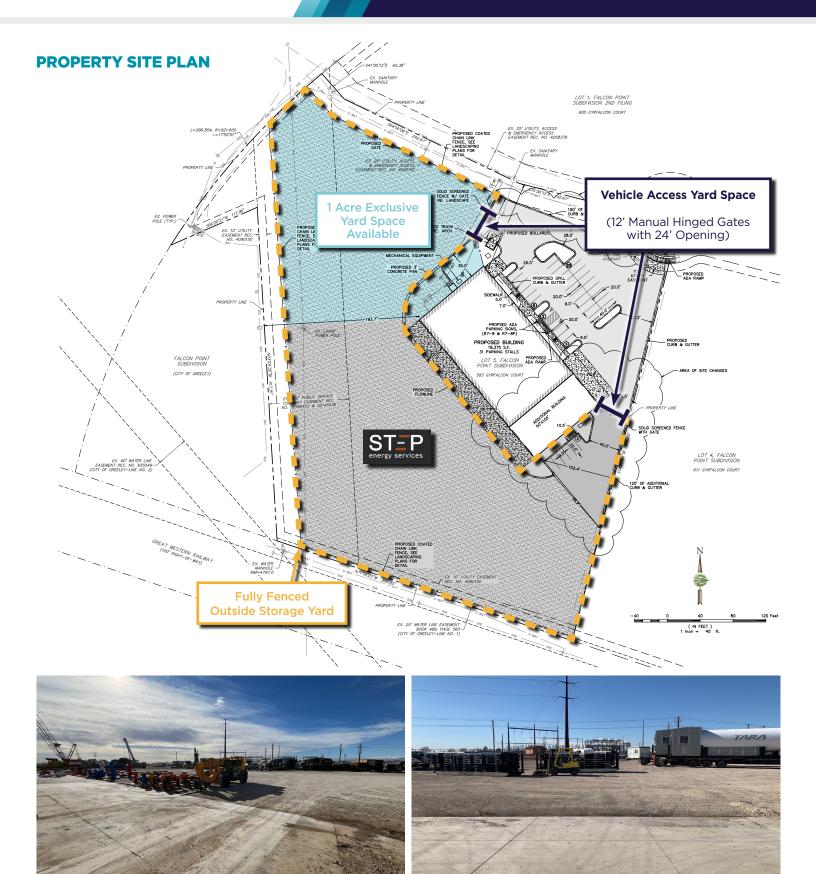






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For more information, please contact:

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