

GENERAL INFORMATION

Total Square Feet.....9,464 (demisable)

Warehouse SqFt.....5,725

Office SqFt3,739

Base Rent.....\$14.00/sf/Year

NNN Expenses ..\$5.03/sf/Year(inc. util.)

Total Monthly Rent..... \$15,008.33

Lease Term.....3-5 Years

Zoning Limited Industrial

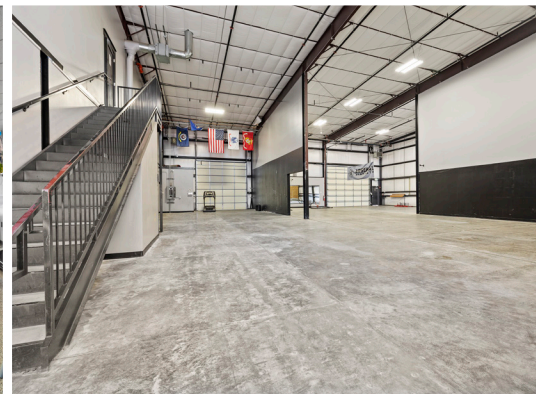
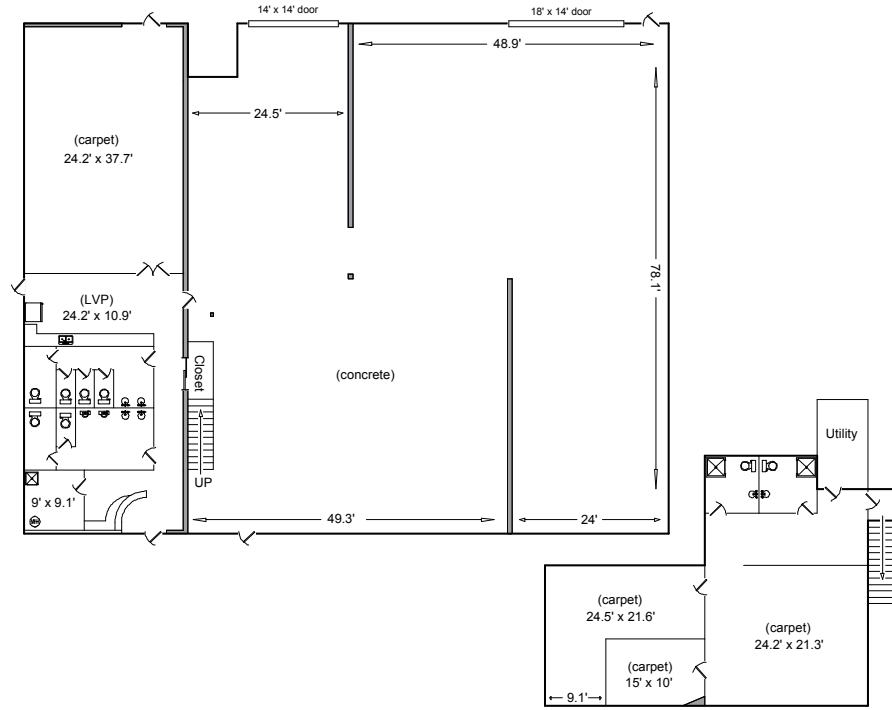
Grade Level Doors2 Total

..... 18' x 14'

..... 14' x 14'

Clear Height26'

Low Point.....21'



4487 BENTS DRIVE SUITE B | WINDSOR, CO



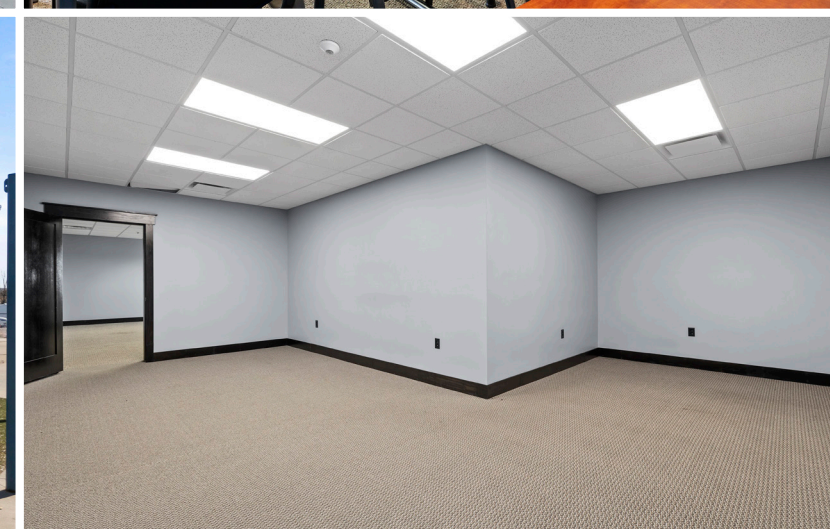
Rachel Bomgaars
 Broker Associate/Partner
 970.290.4198 Cell
 970.229.0700 Office
 rbomgaars@thegroupinc.com



Information herein deemed reliable but not guaranteed. Distance and measurements are approximate and subject to correction. See our listings at www.thegroupinc.com 10.4.2024



Welcome to this versatile office/warehouse located in the Highland Industrial Park, offering an excellent opportunity for businesses seeking a well-located, functional space. The building features a welcoming reception area, expansive warehouse space, providing ample room for storage, operations, or production. There are two grade-level doors, the clear height is 26', & there is ample parking for employees & customers. The upstairs office area offers a professional setting for administrative functions, complete with multiple offices for privacy and efficiency. For added convenience, the property includes a kitchenette for employee breaks, a spacious conference room for meetings and collaborative work, and well-appointed restrooms with showers, offering a practical solution for both staff and visitors.



Zoned Limited Industrial, this property is ideal for a wide range of uses. Such uses may include: light industrial, manufacturing, oil & gas users, trade uses, gym, etc. Landlord would consider demising the warehouses into a smaller configuration pending other Lease Terms. The NNN expenses include property taxes, insurance, OA dues, exterior landscape/snow removal, maintenance, & utilities. Located in the growing Windsor area, this property benefits from easy access to major highways such as I-25, Crossroads Blvd, HWY 34, and local amenities, making it a strategic choice for companies looking to establish or expand their presence in Northern Colorado. Whether you're looking for an office space with industrial capabilities or a warehouse with room for office functions, this property provides the perfect balance of function and convenience.