



13,891 SF INDUSTRIAL SPACE FOR LEASE

Lease Rate: \$18.00/SF NNN | NNN Expenses: \$6.88/SF

Located at 583 Gyr Falcon Court, this property offers 13,891 square feet 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

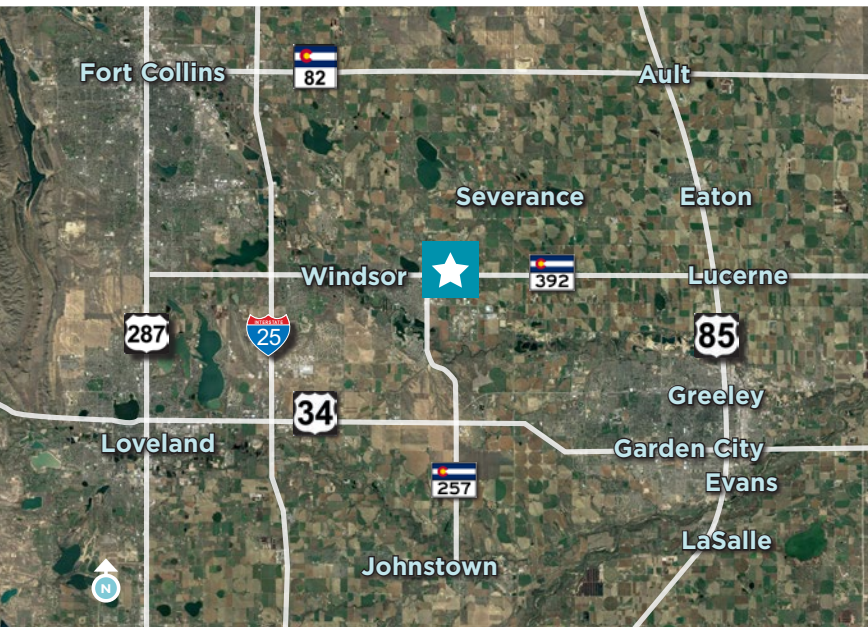
PROPERTY HIGHLIGHTS

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



583 GYRFALCON COURT

WINDSOR, COLORADO 80550



For more information, please contact:

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