

CLEAN INDUSTRIAL FLEX CONDO

... Ideally Located in Windsor's Diamond Valley Industrial Park ...

FOR SALE/LEASE



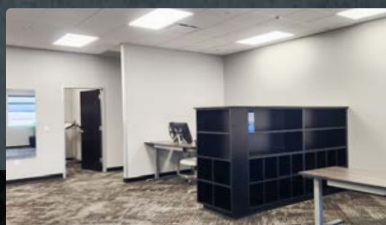
Perfect opportunity to own or lease this industrial flex condominium in East Windsor.

The first floor features two expansive bays equipped with 16' drive-in doors, two well-appointed offices, a conference room, and a versatile open space designed for various work configurations. This floor includes a spacious break area and ample storage.

The second floor offers additional office space, complete with a break room, restroom, conference room, and an expansive area for multiple cubicles, including two more offices and a storage room.

The property includes a generous quarter-acre of fenced yard space and a powerful infrastructure, with two electrical panels on each side.

975
AUTOMATION
DRIVE
UNIT B



CBRE

CONVENIENT ACCESS TO I-25, HIGHWAY 34 & HIGHWAY 257

Listing Details ...



975 Automation Drive

Available:	Unit B - 6,924 SF (divisible to 3,392 SF)
Sale Price:	\$285.00/SF
Lease Rate:	\$16.00 - \$18.00/SF NNN
NNN Estimate:	\$6.97/SF (2025)
Fenced Yard:	11,539 SF (0.26 AC)
Year Built:	2022
Clear Height:	24'
Loading:	(2) - 16' x 16' Drive-In Doors
Power:	2 panels for each side with 120/208V, 3-Phase, 400 Amps



GREAT LOCATION IN WINDSOR'S DIAMOND VALLEY INDUSTRIAL PARK

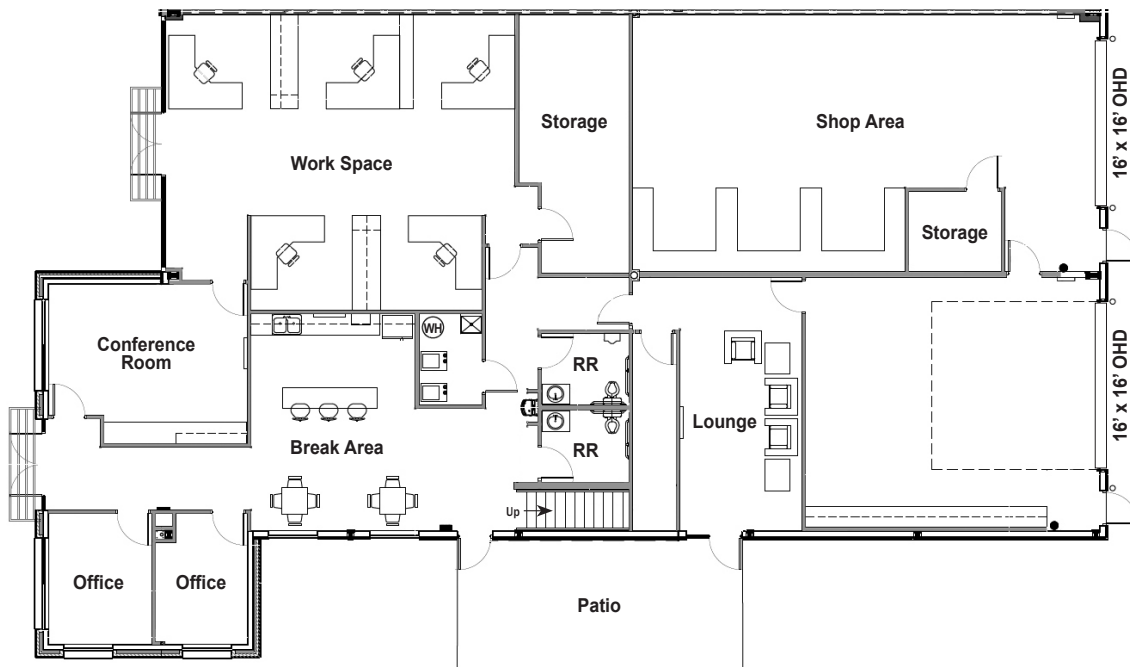
Floor Plans ...



First Floor

HIGHLIGHTS

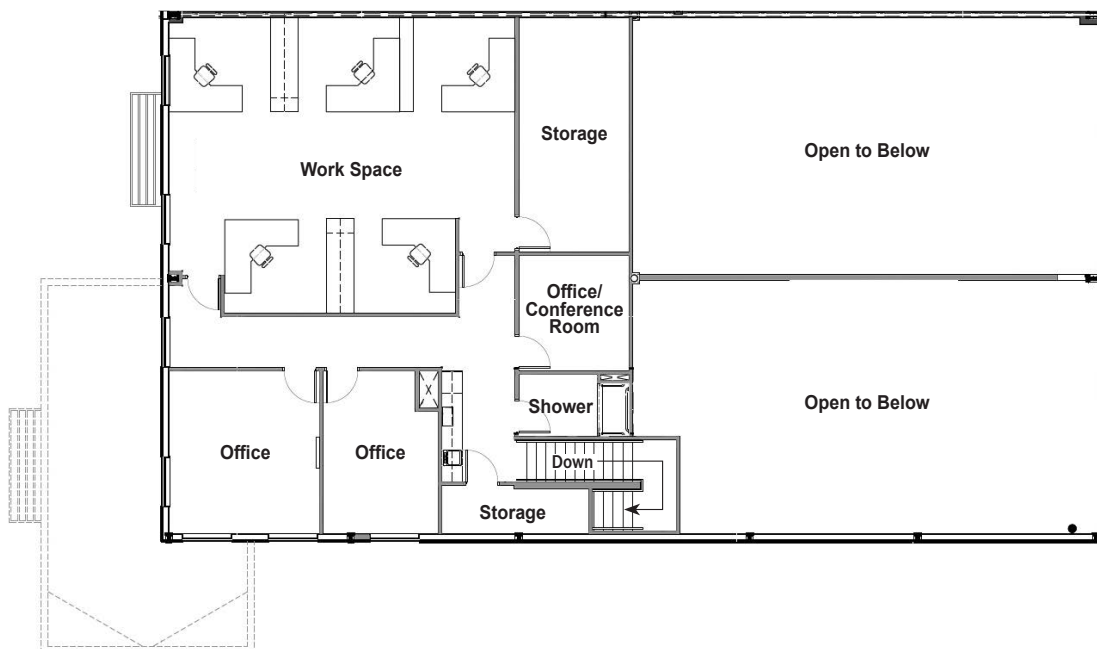
- (2) - 16' x 16' OHD
- (2) - Offices
- Conference Room
- Large Break Area
- Storage Space
- Restrooms
- Lounge Area
- Open Work Space
- Shop/Warehouse



Second Floor

HIGHLIGHTS

- (2) - Offices
- Conference Room
- Break Area
- Storage Space
- Shower/Restroom
- Open Work Space



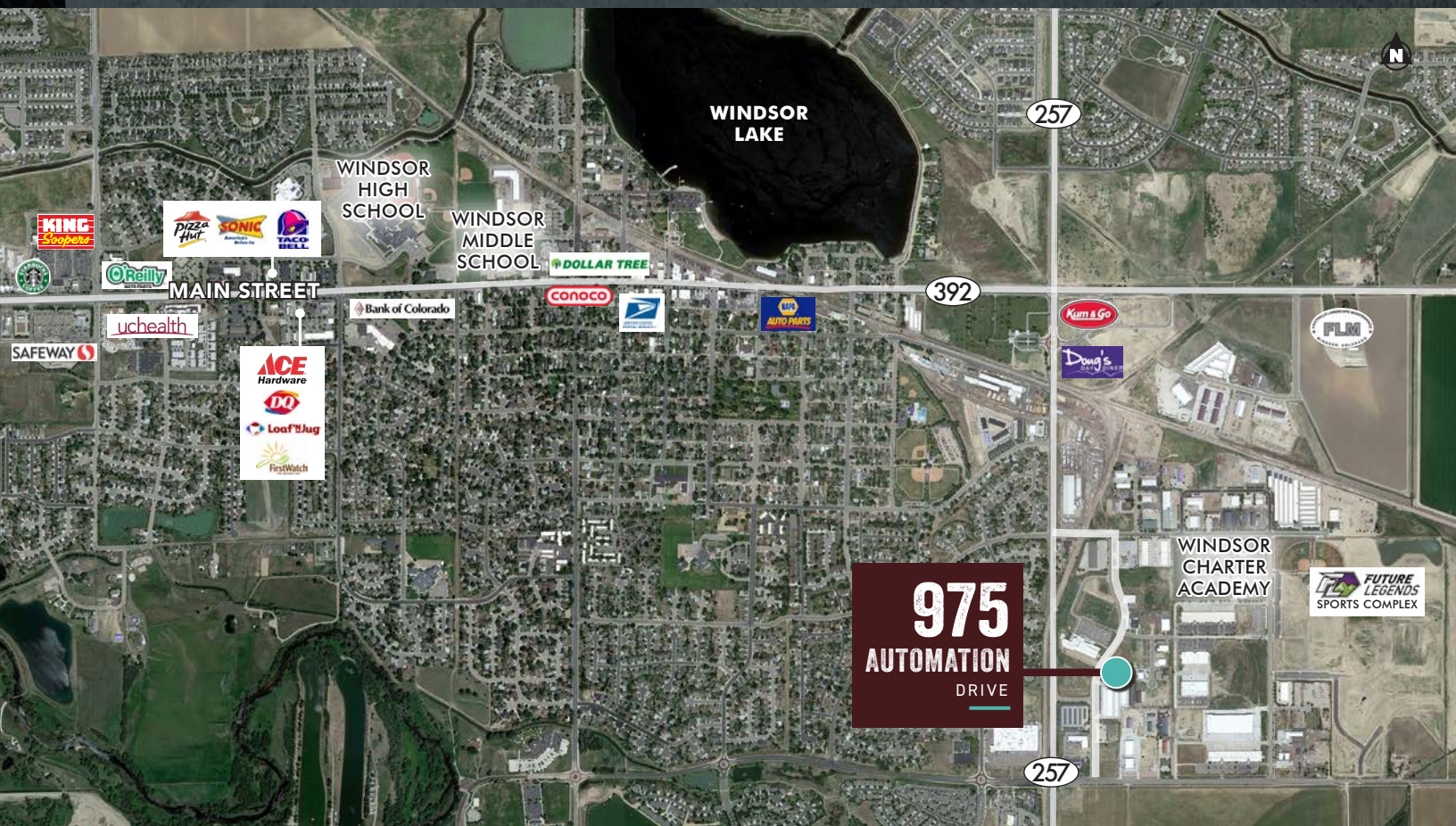
**Multiple demising options available, please call broker for details*

EXCEPTIONAL COMMERCIAL SPACE - FUNCTIONALITY & CONVENIENCE!

Area Overview ...



Lighted Fenced Yard



Windsor, Colorado

Centrally located between Fort Collins, Loveland, and Greeley, with Denver a short drive south, Windsor's location offers all the benefits of a large metropolitan area with a small town feel.

Area Demographics

1 MILE	3 MILES	5 MILES
2024 Estimated Population		
5,946	31,800	61,045
2024-29 Annual Population Growth Rate		
0.23%	2.92%	2.88%
2024 Estimated Households		
2,275	11,301	21,080
2024 Average Household Income		
\$135,506	\$145,609	\$159,311

- ESRI 2025

Area Drive Times

I-25	14 Minutes	6.2 Miles
Loveland	18 Minutes	10.1 Miles
Fort Collins	20 Minutes	9.3 Miles
DIA	66 Minutes	57.8 Miles
Denver	68 Minutes	56.3 Miles

- Google Maps 2025

Please Contact

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