



THE WATER VALLEY COMPANY

PRICING STARTS FROM
\$9/SQ FT

FOR *Sale*

Performance Park @ Iron Mountain

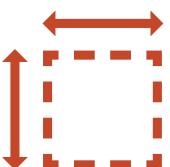
NW Corner of US 34
& WCR 17
Windsor, CO



Light Industrial Space to Own
OFFICE **YOUR** STAFF
GROW **YOUR** COMPANY

Located at the northwest corner of US 34 and Weld County Road 17 is Southgate & Performance Park is Windsor's southern light industrial gateway. It features easy access to US 34 and large parcels.

- 10 available locations in Performance Park
- Thousands of square footage
- Strategic access to US 34



1,140,509 total sq ft available
271,550 sq ft is the largest space available
72,622 sq ft is the smallest space available
Zoned Light Industrial





LIVE IT UP DOWNTOWN!

The Downtown Pillar is alive with brands that create an enriched, modern main street with the energy of the city and the heart of a small town.

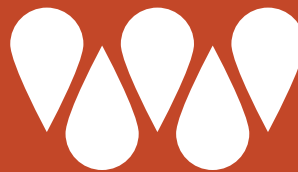
This pillar offers destination tourism, entertainment, dining, sports, and retail experiences that celebrate the best of Colorado. Energetic and entertaining experiences make any day feel like a night out on the town.

| Number on Map | SQ FT | ACRES | PRICE / SQ FT | TOTAL PRICE |
|---------------|------------|-------|---------------|-------------|
| 1 | 72,622.00 | 1.67 | \$9 | \$653,598 |
| 2 | 80,050.00 | 1.84 | \$9 | \$720,450 |
| 3 | 104,207.00 | 2.39 | \$9 | \$937,863 |
| 4 | 73,894.00 | 1.70 | \$9 | \$665,046 |
| 5 | 108,506.00 | 2.49 | \$10 | \$1,085,060 |
| 6 | 111,199.00 | 2.55 | \$10 | \$1,111,990 |
| 7 | 114,456.00 | 2.63 | \$10 | \$1,144,560 |
| 8 | 271,550.00 | 3.23 | \$9 | \$2,443,950 |
| 9 | 109,759.00 | 2.52 | \$9 | \$987,831 |
| 10 | 94,266.00 | 2.16 | \$9 | \$848,394 |

 thewatervalleyrealestate.com

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SCAN TO LEARN MORE

