

FOR SALE OR LEASE

1107 SOUTHGATE DR. WINDSOR COLORADO 80550

\$15.00 per SF | 2 months FREE Base Rent | Est. NNN \$7.73 (+/-)



Unit 100

- 6600 SF total with 1800 sf office space, 1800 SF Second Floor and 3000 SF of Bay Space.
- 3 Phase 800 amp, Floor Drains and Sand Trap, Heated Bay, TI Allowance Negotiable, (2x) OH doors 14'T x 12'W, Sprinkler System, ADA Compliant. 2 bathrooms, Deep sink in Bay, Second Floor is structural and could be converted to offices.
- Zoning: General Commercial

Unit 102

- 6600 SF total with 1800 sf office space, 1800 SF Second Floor and 3000 SF of Bay Space.
- 3 Phase 800 amp, Floor Drains and Sand Trap, Heated Bay, TI Allowance Negotiable, (2x) OH doors 14'T x 12'W, Sprinkler System, ADA Compliant. 2 bathrooms, Deep sink in Bay, Second Floor is structural and could be converted to offices.
- Zoning: General Commercial

Unit 104

- 3300 SF total with 900 sf office space, 900 SF Second Floor and 1500 SF of Bay Space.
- 3 Phase 800 amp, Floor Drain and Sand Trap, Heated Bay, TI Allowance Negotiable, OH door 14'T x 12'W, Sprinkler System, ADA Compliant. 2 bathrooms, Deep sink in Bay, Second Floor is structural and could be converted to offices.
- Zoning: General Commercial

Mary Jo Brockshus

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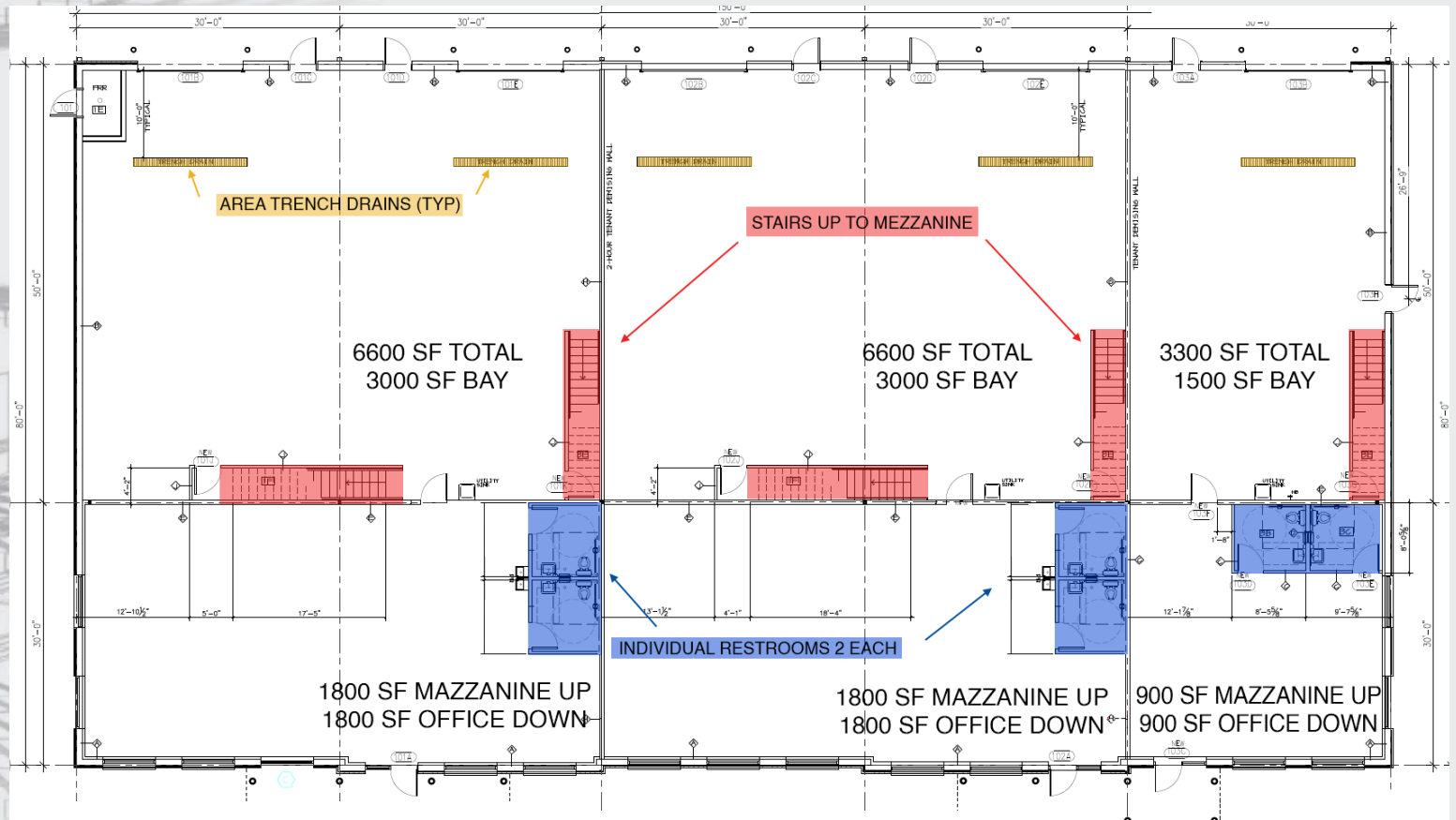
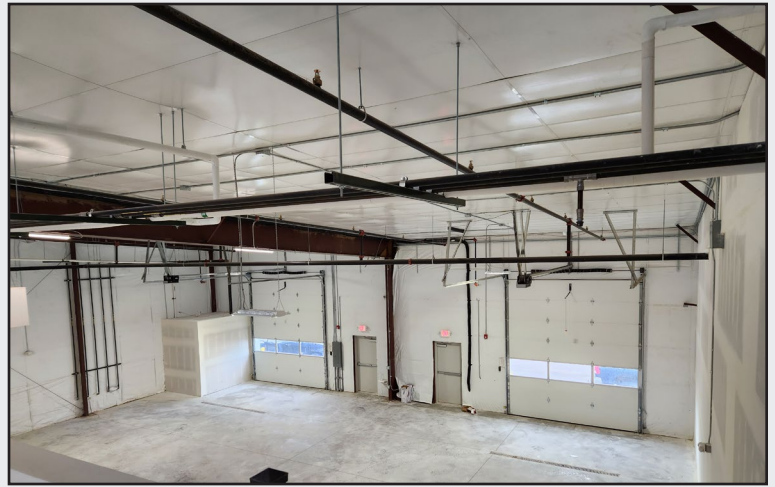
1275 58th Avenue, Suite A, Greeley, CO 80634 | Office: 970.330.5000 | Each office independently owned and operated
All information provided deemed reliable, but not guaranteed.



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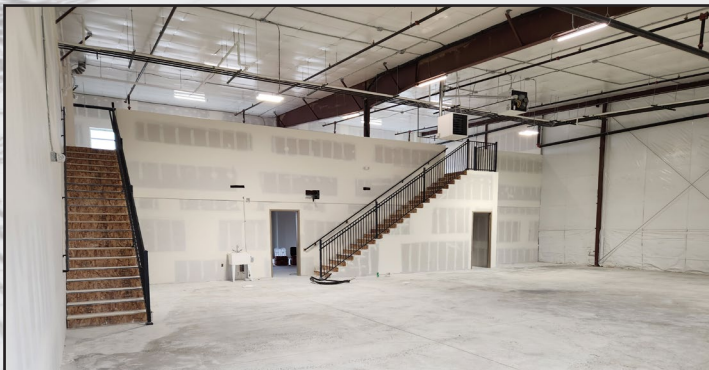
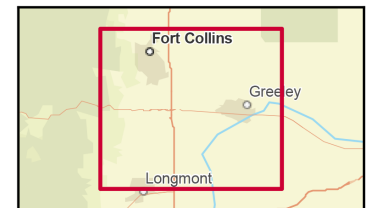
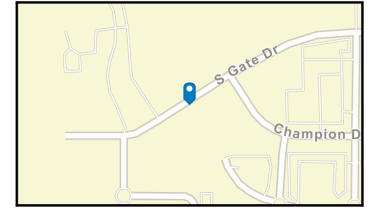
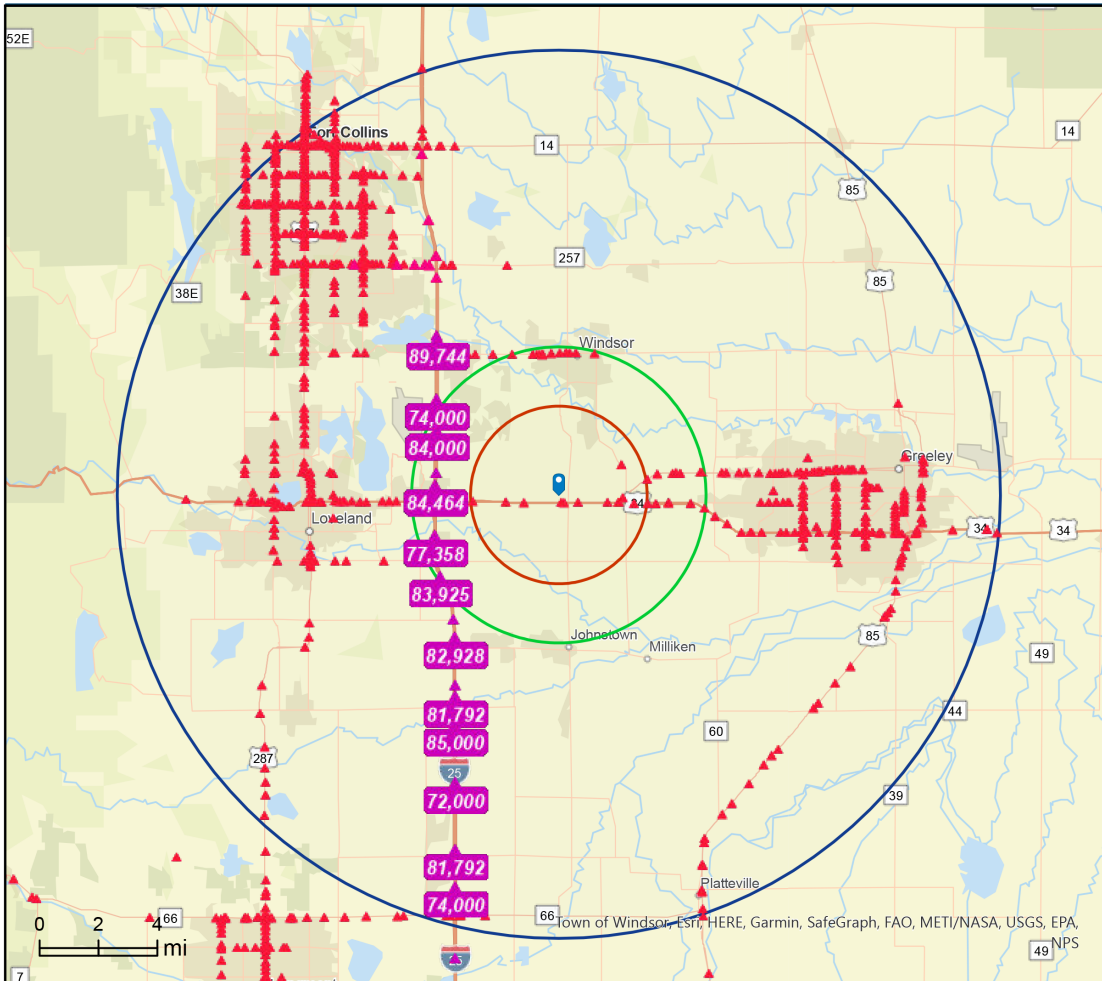
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Traffic Counts



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