

WAREHOUSE/OFFICE CONDO FOR LEASE

7352 Greenridge Rd., A1, Windsor, CO



PROPERTY DETAILS

Available Space:

- 3,760 Total RSF
- +/- 700 SF Office
- +/- 3,000 SF Warehouse

Lease Rate: \$11.00/SF NNN

Zoning: (I-L) Light Industrial

Proposed Use:

- Engineering/Architecture
- Specialty Contractor
- Small Manufacturing/Distribution

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HIGHLAND INDUSTRIAL PARK

LEASE RATE: \$11.00/SF NNN (EST. \$10.21/SF)

- Well located office/warehouse space in rapidly expanding area with quick access to I-25 and surrounding amenities
- Large, functional floor plan; open reception/showroom with private office
- Large warehouse space with two 14'x14' OHDs, designated paint or workroom and two private restrooms
- Great location for small-mid size trades engineering, small manufacturing, showroom or warehouse users with limited office needs
- Regionally centric location off of I-25 and Crossroads Blvd.
- 200 Amp, 3 Phase power supply



DEMOGRAPHICS (Source: STDB Online 2025, radius)

	1 Mile	3 Mile	5 Mile
2025 Population	4,148	25,609	67,600
Avg. HH Income	\$130,436	\$161,114	\$152,184
Households	1,616	10,325	26,134
Businesses	127	1,146	2,563
Employees	1,887	19,875	38,280



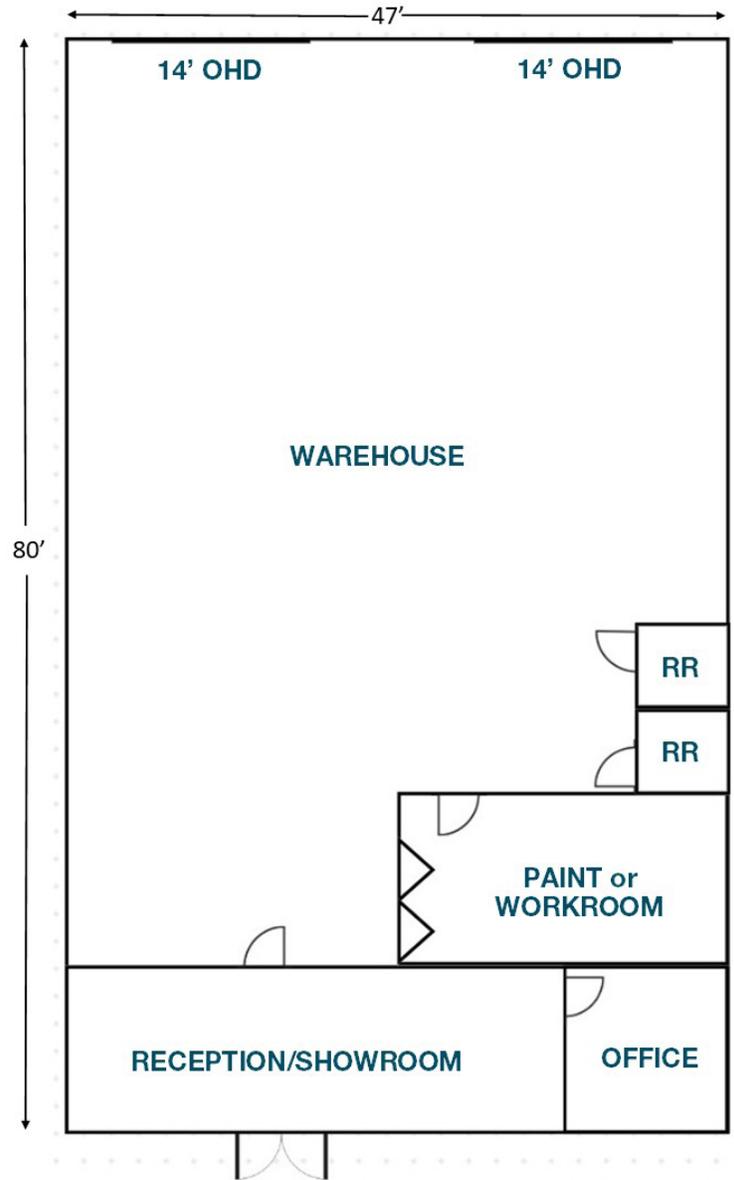
TRAFFIC COUNTS (Source: STDBOnline)

E. Crossroads Blvd. near Highland Mdws Pkwy	10,000 VPD
E. Crossroads Blvd. @ I-25	18,000 VPD

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- Workable open front office, reception or showroom
- Private office
- Potential to convert Paint or WorkRoom to conference room or second office
- Clean open warehouse with two 14'x14' OHDs



The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 1/19/2026

WAREHOUSE/OFFICE CONDO FOR LEASE

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- Two 14' roll-up overhead doors
- One man door
- Fully heated warehouse
- 200 AMP, 3 Phase power supply
- 18' ceiling in warehouse
- Fully enclosed paint or workroom



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