



PROPERTY DETAILS

Pad Site: 0.78 Acres

Zoning: Limited Industrial (LI)

Proposed Uses:

- Specialty Contractor Storage
- Equipment Storage
- Research & scientific Lab
- Printing/publishing
- General warehouse
- Assembly/processing/fabrication
- Enclosed storage

Dallas Landry

Broker Associate

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Senior Partner / Senior Broker

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DIAMOND VALLEY INDUSTRIAL PARK LEASE RATE: \$4,000/MONTH

- Opportunity to lease 0.78 acres for your business within Windsor Technology Business Center Park
- Option for a fully fenced yard with long-term lease
- Convenient access from E. Garden Drive to State Highway 257, providing quick and convenient access to Windsor (CO Highway 392) and Greeley (US Highway 34)
- Easily accessible lot minutes from Downtown Windsor and area amenities



DEMOGRAPHICS (Source: STDB Online 2025, radius)

	1 Mile	3 Mile	5 Mile
2024 Population	5,095	33,197	60,433
Avg. HH Income	\$136,742	\$144,866	\$158,523
Households	1,864	11,749	20,861
Businesses	251	943	1,271
Employees	3,259	11,473	15,345



TRAFFIC COUNTS (Source: STDBOnline)

CO State Hwy @ E. Garden Dr.

10,000 VPD

INDUSTRIAL LOT FOR LEASE

645 Technology Circle, Windsor, CO

- Easy access for trucks or large equipment
- Ability to have fully secured and fenced yard space

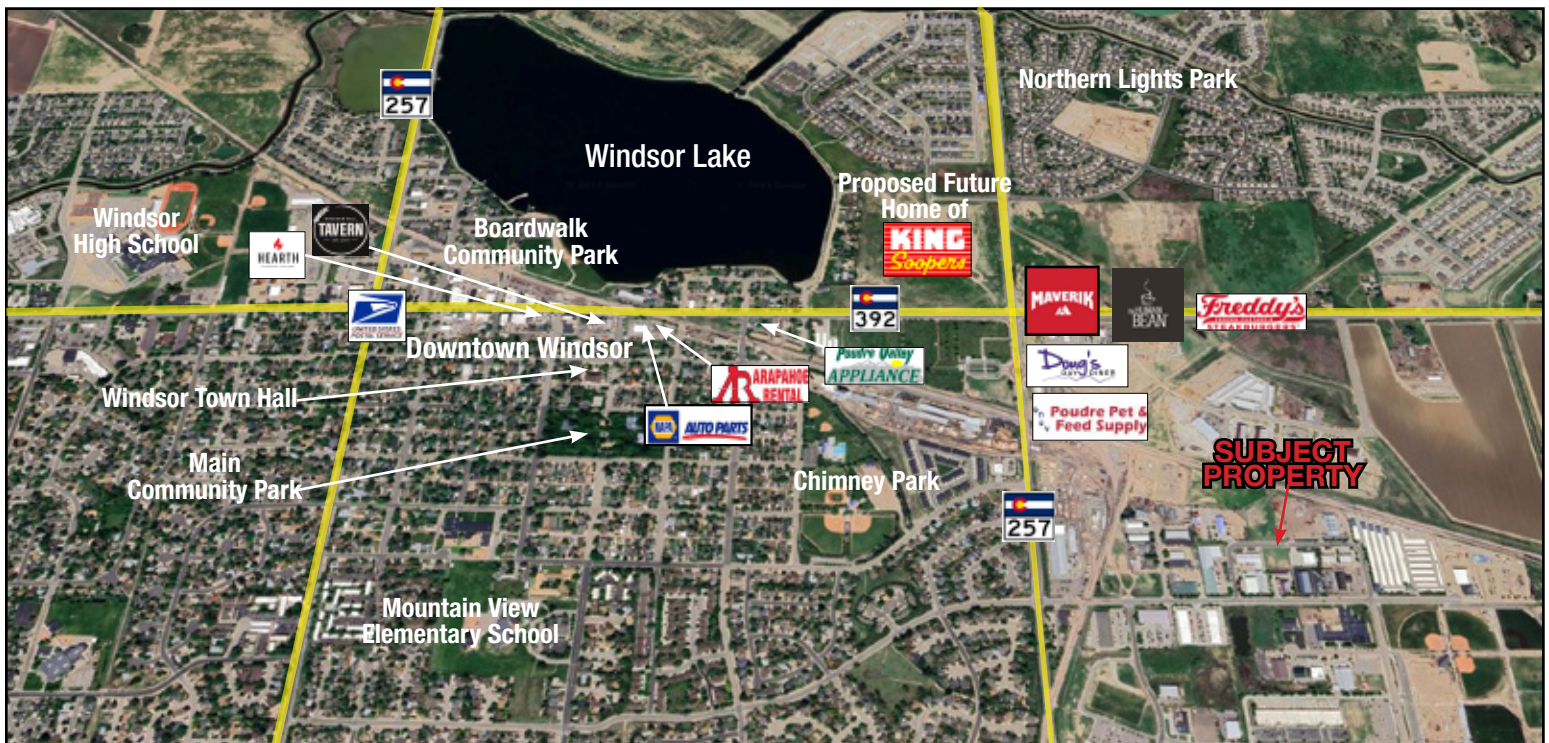


The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 8/12/2025

INDUSTRIAL LOT FOR LEASE

645 Technology Circle, Windsor, CO

- Minutes from Downtown Windsor
- Quick access to CO Highway 257, CO Highway 392 and Interstate 25



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