

640 Innovation Circle, Windsor, CO 80550

SALE PRICE: \$710,000 (\$225/SF)



**FOR SALE**

RARE STANDALONE INDUSTRIAL BUILDING ON 0.52 ACRE LOT

Presented By:

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# PROPERTY INFORMATION

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Building Size	3,146 SF
Office SF	623
Warehouse SF	2,523
Year Built	1999
Lot Size	0.52 AC
Loading	2 Grade-level OHDs (8' x 10' and 10' x 10')
Ceiling Height	12' at center
Power	Single-phase with 3-phase nearby (TBV)
Zoning	<a href="#">Limited Industrial (LI)</a>



- Rare 3,146 SF standalone industrial building
- 0.52 AC lot with outside storage
- Turn-key auto service facility (currently operating as auto body shop)
- Paint booth available (can be removed)
- Potential for building expansion to the west
- Easy access to Hwy 257 and Hwy 392



Exceptional opportunity to acquire a rare standalone industrial building in Windsor, CO. This 3,146 SF facility is situated on a 0.52-acre lot, offering a small building footprint and valuable outside storage that is increasingly difficult to find along the front range.

Currently operating as a turn-key auto body shop, the functional layout and flexible zoning cater to a myriad of potential uses including auto service, landscaping, plumbing, heating and electrical contractors, manufacturing, and more. The site boasts efficient regional connectivity with easy access to Hwy 257 and Hwy 392 to easily serve Windsor's rapidly growing population.







Access & Drive Times	
Hwy 257	0.1 mi   1 min
Hwy 392	0.4 mi   2 min
US 34	4.5 mi   8 min
I-25	5.5 mi   20 min
US 85	9.8 mi   15 min

**640 INNOVATION CIR**

Fossil Ridge High School

Windsor High School

NORTHERN COLORADO REGIONAL AIRPORT

five BELOW STAPLES TARGET LOWE'S  
SPROUTS FARMERS MARKET Panera ULTA Burlington  
FIVE GUYS BURGERS and FRIES WORLD MARKET AT&T

SAFeway Walgreens UPS THE UPS STORE  
Advance Auto Parts Wendy's Domino's ACE Hardware  
Starbucks Arby's O'Reilly AUTO PARTS TACO BELL CRAB CRAW

T Mobile Domino's Wendy's  
DICKEY'S BARBECUE PIT PAPA MURPHY'S KING  
McDonald's BURGER KING JUBILEE Jack In The Box TACO BELL

sunglass hut macy's BIAGGI'S  
DICK'S SPORTS & SHIRTWARE P.F. CANG'S FAMOUS footwear  
Red Robin BARNES & NOBLE BEST BUY Bath Works LOFT

FIREHOUSE SUBS  
Freddy's Doug's STEAKBURGERS

Walgreens SAFeway Domino's  
Starbucks BURGER KING KING PAPA MURPHY'S

Walmart

Aims COMMUNITY COLLEGE

UNIVERSITY OF NORTHERN COLORADO

uhealth

Banner Health

TARGET SAFeway KOHL'S TJ-maxx Wendy's  
five BELOW OLD NAVY Michaels Burlington ROSS  
Chick-fil-e FAMOUS footwear ULTA HOBBY LOBBY BUFFALO WILD WINGS Panera  
McDonald's BEST BUY SPROUTS FARMERS MARKET LOWE'S Red Robin Arby's

THE HOME DEPOT

Walmart

DOLLAR TREE five BELOW Marshalls ROSS  
TARGET PETSMART Wendy's BUFFALO WILD WINGS KREWE  
Starbucks Chick-fil-e SPORTSMANS TACO BELL

uhealth

Sams CLUB

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