



955 Merchant Court

Windsor, CO 80550



LUXURY



## AN EXTRAORDINARY OPPORTUNITY. . .

Located in Windsor at the heart of business friendly, Weld County, this property is primed and ready for its next owner/operator.

Spacious Layout with 5671 of versatile space to accommodate various business needs.

Modern Amenities: Equipped with 2 HVAC units, natural lighting, 6 parking spaces, 3 phase 200 amp service and more

Flexible Zoning allows retail, office, or light industrial use.

Proximity to Major Routes: convenient access to I-25, I-85, SH 34.

Windsor is a vibrant community with a growing economy, offering a supportive environment for businesses. Enjoy nearby amenities including shops, restaurants, and recreational facilities, making it an attractive destination for both employees and customers.

Why Choose 955 Merchant Court?

Strategic Location: 12 miles to I-25, 11 miles to 85 and 5 miles HWY 34, with additional collectors for clients and suppliers.

Room for Growth: Ideal for start-ups and established businesses alike, with potential for expansion.

Investment Potential: A great opportunity for investors looking to capitalize on Windsor's pro business attitude.



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999 Square feet of mezzanine is perfect for offices, conference room or dry storage. The open concept is ideal for today's workforce to establish a more productive business culture. This space boasts separate restrooms, break room, shipping and manufacturing space with a 9' x 9' roll up door currently used for incoming and outgoing product deliveries.







999 Sft Mezannine

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2 Restrooms

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5,671 Total Sft

Scan here for a  
VIP Buyer's Experience:





# UNIQUE INVESTMENT PROSPECT...



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Windsor, Colorado, presents an attractive opportunity for establishing a new or existing business, blending small-town charm with strategic access to regional resources. Nestled between the bustling cities of Fort Collins and Greeley, Windsor offers a unique location that provides businesses with the benefits of both urban and rural environments.

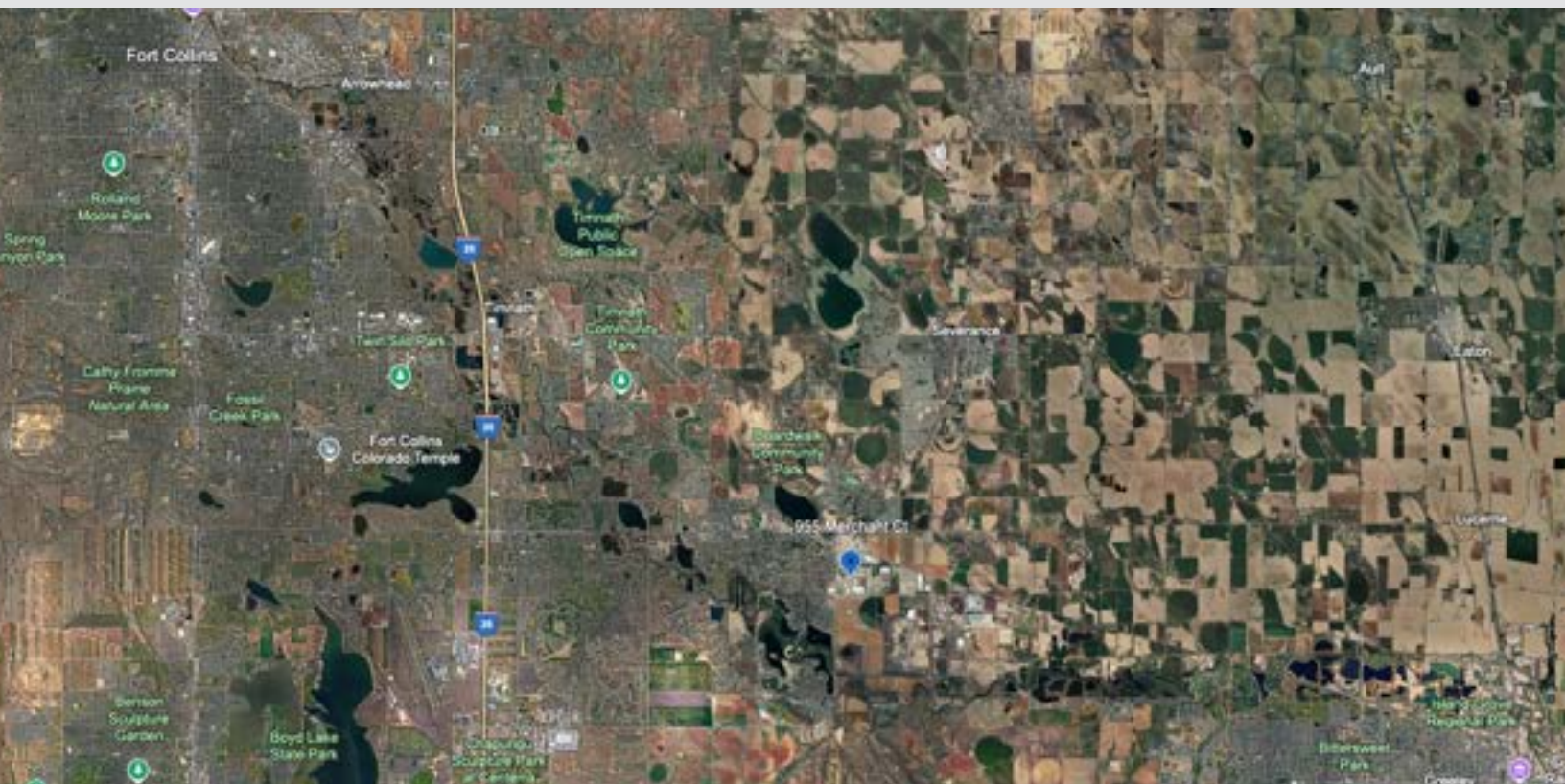
One of the primary advantages of setting up a business in Windsor is its strong community support. The town is known for its welcoming atmosphere and active local government, which fosters a collaborative environment for business development. Local organizations, such as the Windsor Chamber of Commerce, provide networking opportunities, resources, and support for entrepreneurs.

Windsor's strategic location plays a crucial role in its business appeal. The town is well-connected to major highways, providing easy access to the broader Northern Colorado market. This accessibility facilitates logistics and transportation, making it an ideal hub for businesses involved in manufacturing, distribution, or services aimed at regional customers.

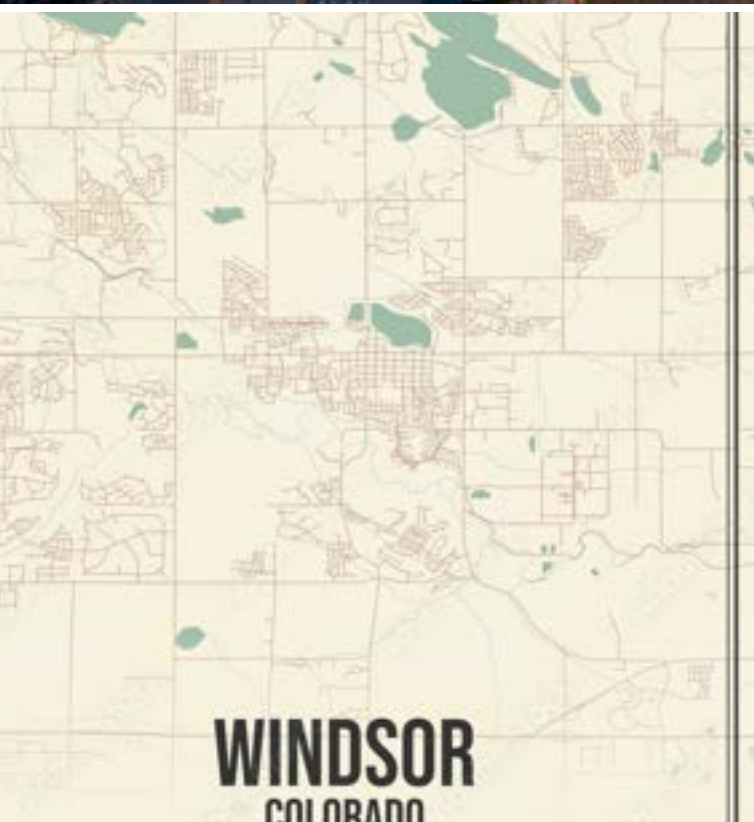
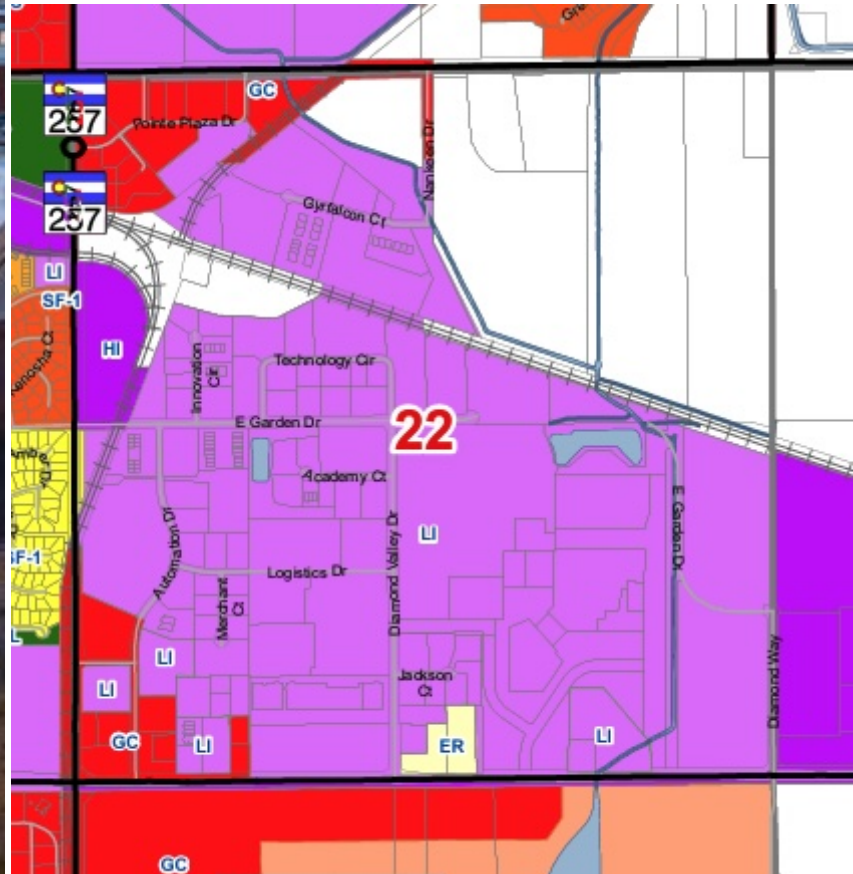
Another key factor is Windsor's growing population and economy. The demand for goods and services continues to rise as more families and businesses relocate to the area. This trend creates ample opportunities for new ventures, ranging from retail shops to restaurants and professional services. The town's commitment to economic development ensures that it remains a competitive location for businesses looking to grow.

Windsor also offers a high quality of life, which is essential for attracting talent. The area's scenic parks, recreational opportunities, and community events foster a vibrant lifestyle that appeals to potential employees. This, in turn, helps businesses attract and retain skilled workers who are eager to contribute to their company's success.

Furthermore, the cost of living in Windsor is relatively affordable compared to larger cities, allowing businesses to manage operating costs effectively without sacrificing access to skilled talent and consumers. The available commercial real estate options cater to a variety of business needs, from office spaces to industrial facilities.







In Windsor, Colorado, Light Industrial zoning is designated for lighter manufacturing, warehousing, and distribution activities with minimal impact on the community. This zoning allows for various activities including manufacturing, wholesale trade, research labs, office uses, and limited retail sales related to industrial operations. Light Industrial zones are planned to prevent disruptions to surrounding areas. For specific definitions and regulations, refer to Windsor's municipal code or zoning regulations, or contact the local planning department for more detailed information.



## A GOLDEN OPPORTUNITY TO SECURE A **UNIQUE** PROPERTY...

Limited availability of light industrial space in Windsor, Colorado is a challenge due to high demand from growing businesses. This has led to increased competition and higher leasing costs for companies looking to establish or expand their operations in the area. This lot has room for expansion and was designed to be transformed into additional building space or outside yard space. There is no additional metro district or association fees for this location. Buyer to verify all zoning and building requirements with the Town of Windsor.







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### Raechel Drake

Realtor



Direct: 970-381-1768  
Office: 123.456.7890  
[r.drake@drakeandpartners.com](mailto:r.drake@drakeandpartners.com)  
Windsor, CO 80550  
Lic. # CO #100026188  
[drakeandpartners.com](http://drakeandpartners.com)

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