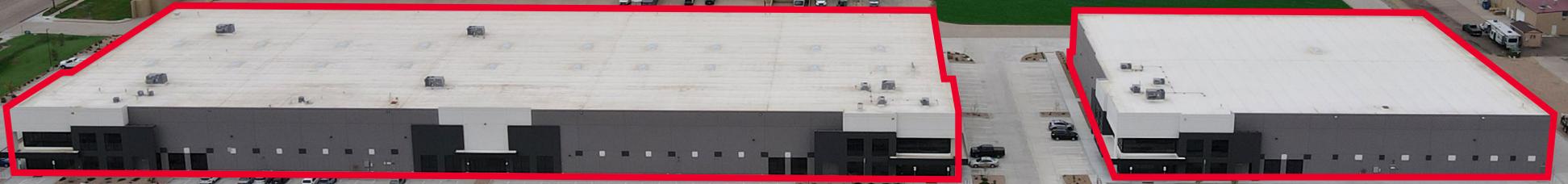


1130 & 1132

DIAMOND VALLEY DRIVE

WINDSOR, CO 80550



AVAILABLE FOR SALE OR LEASE

BUILDING DETAILS

1130 & 1132 Diamond Valley Drive, in Windsor, Colorado are situated in a prime location with modern amenities and excellent accessibility. These facilities are well-suited for a variety of business operations within Windsor's growing market. 1132 Diamond Valley is tailored for efficient loading and unloading processes. Ample parking and flexible floor plans further complement its appeal.



USE
Industrial/
Distribution



CLEAR HEIGHT
30'-34'



WATER TAPS
1"



ZONING
[Limited Industrial](#)

1130

DIAMOND
VALLEY DRIVE

RBA	± 102,500 SF
LOT SIZE	± 6.5 Acres
YOC	2020
LOADING	6 Dock-High Doors, 2 - 12'x14' Drive-In OHDs <i>*Cut outs for additional doors</i>
POWER	480V, 3PH, 1200 AMP Service

1132

DIAMOND
VALLEY DRIVE

RBA	± 49,273 SF
LOT SIZE	± 2.2 Acres
YOC	2021
LOADING	4 Dock-High Doors , 1 - 12'x14' Drive-In OHDs <i>*Cut outs for additional doors</i>
POWER	480V, 3PH, 600 AMP <i>*Power can be upgraded if demand exists (with Xcel)</i>

PRICING STRUCTURE

PORTFOLIO 1130 & 1132 DIAMOND VALLEY

SALES PRICE: NEGOTIABLE

LEASE RATE: NEGOTIABLE

INDIVIDUAL PROPERTY

1130 DIAMOND VALLEY DRIVE

SALES PRICE: NEGOTIABLE

LEASED

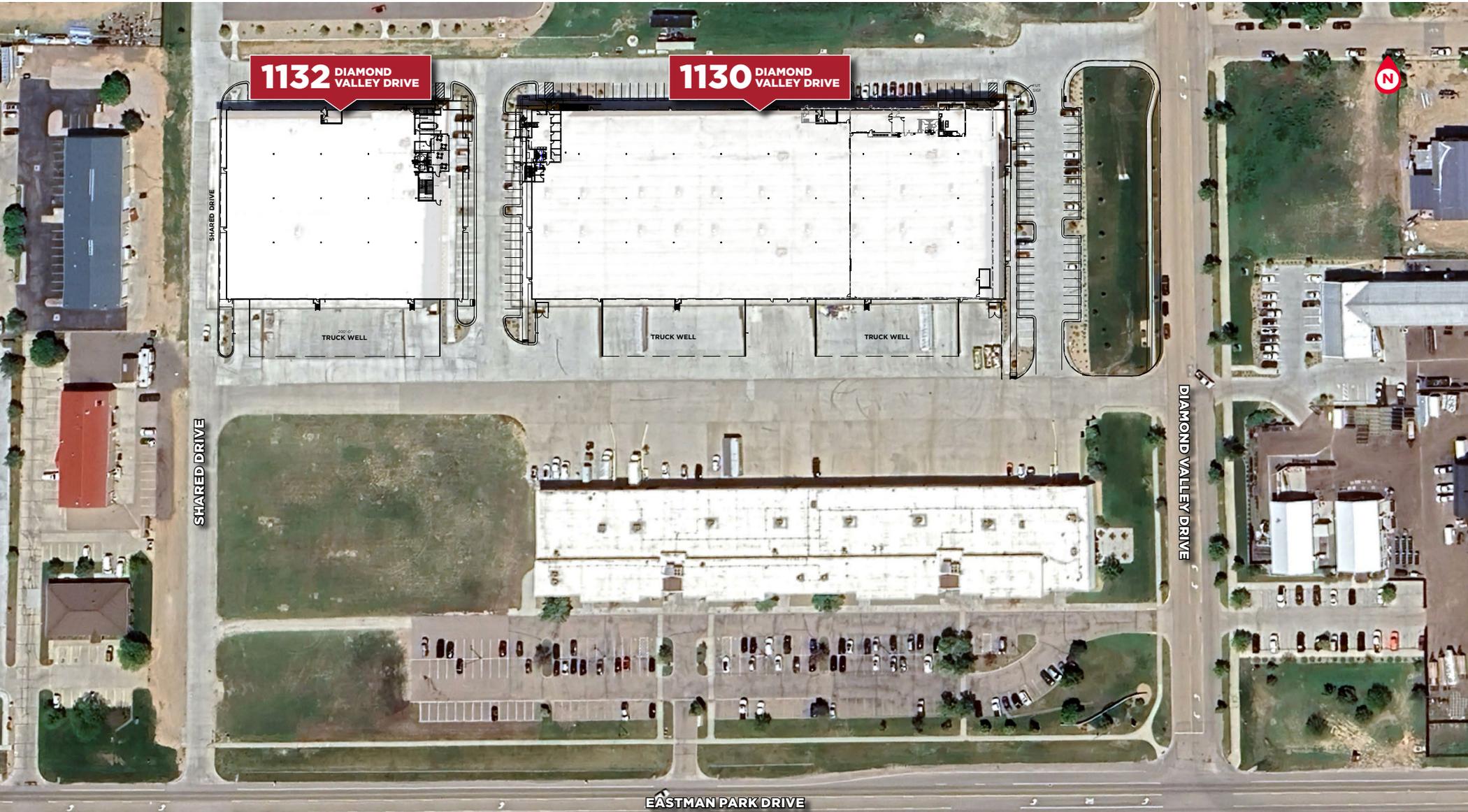
INDIVIDUAL PROPERTY

1132 DIAMOND VALLEY DRIVE

SALES PRICE: NEGOTIABLE

LEASE RATE: NEGOTIABLE

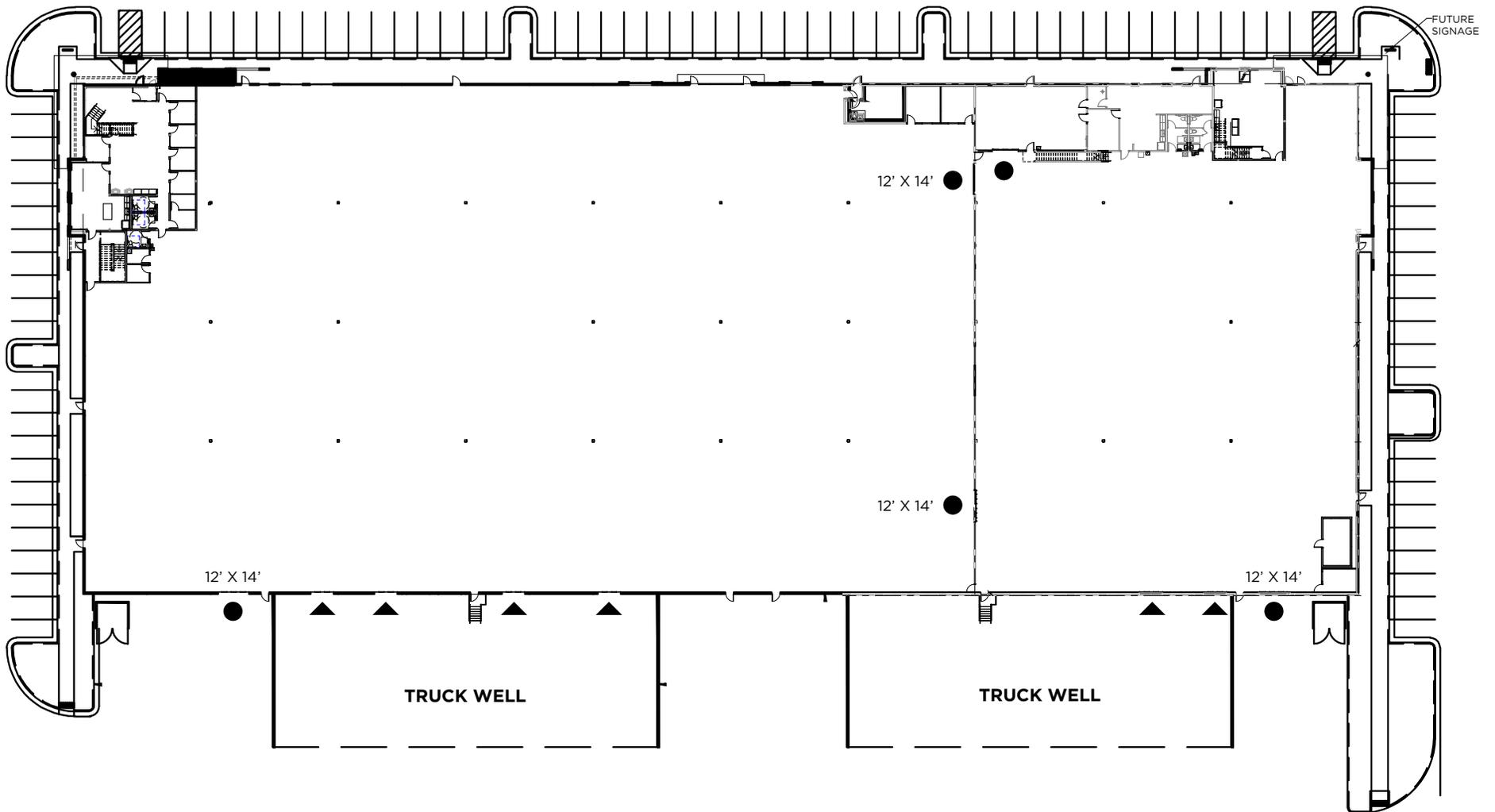
PROPERTY OVERVIEW





1130 DIAMOND VALLEY DRIVE

FLOOR PLAN



- ▲ Dock-High Door
- Drive-in OHD

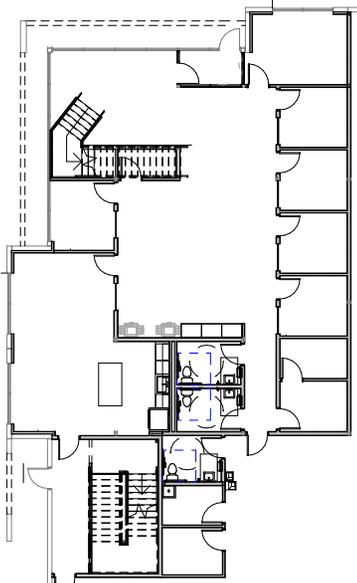
1130 DIAMOND VALLEY DRIVE

OFFICE FLOOR PLAN

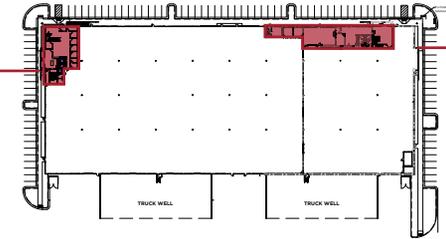
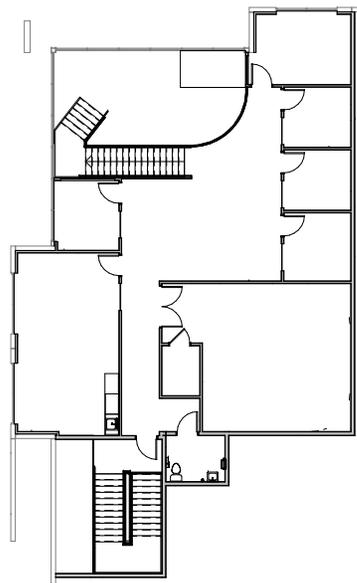


NORTHWEST END

FIRST FLOOR | ±3,290 SF

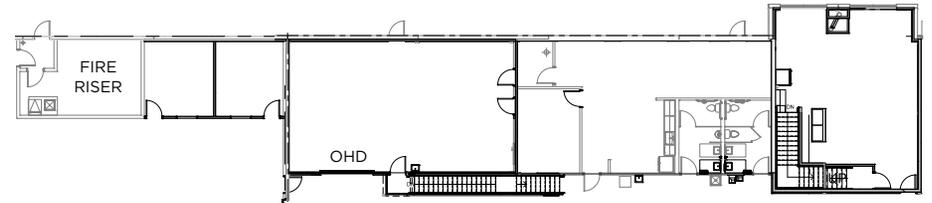


SECOND FLOOR | ±2,318 SF

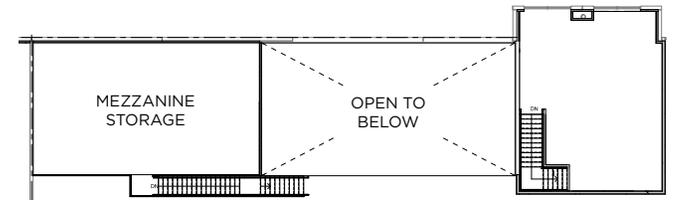


NORTHEAST END

FIRST FLOOR | ±3,756 SF

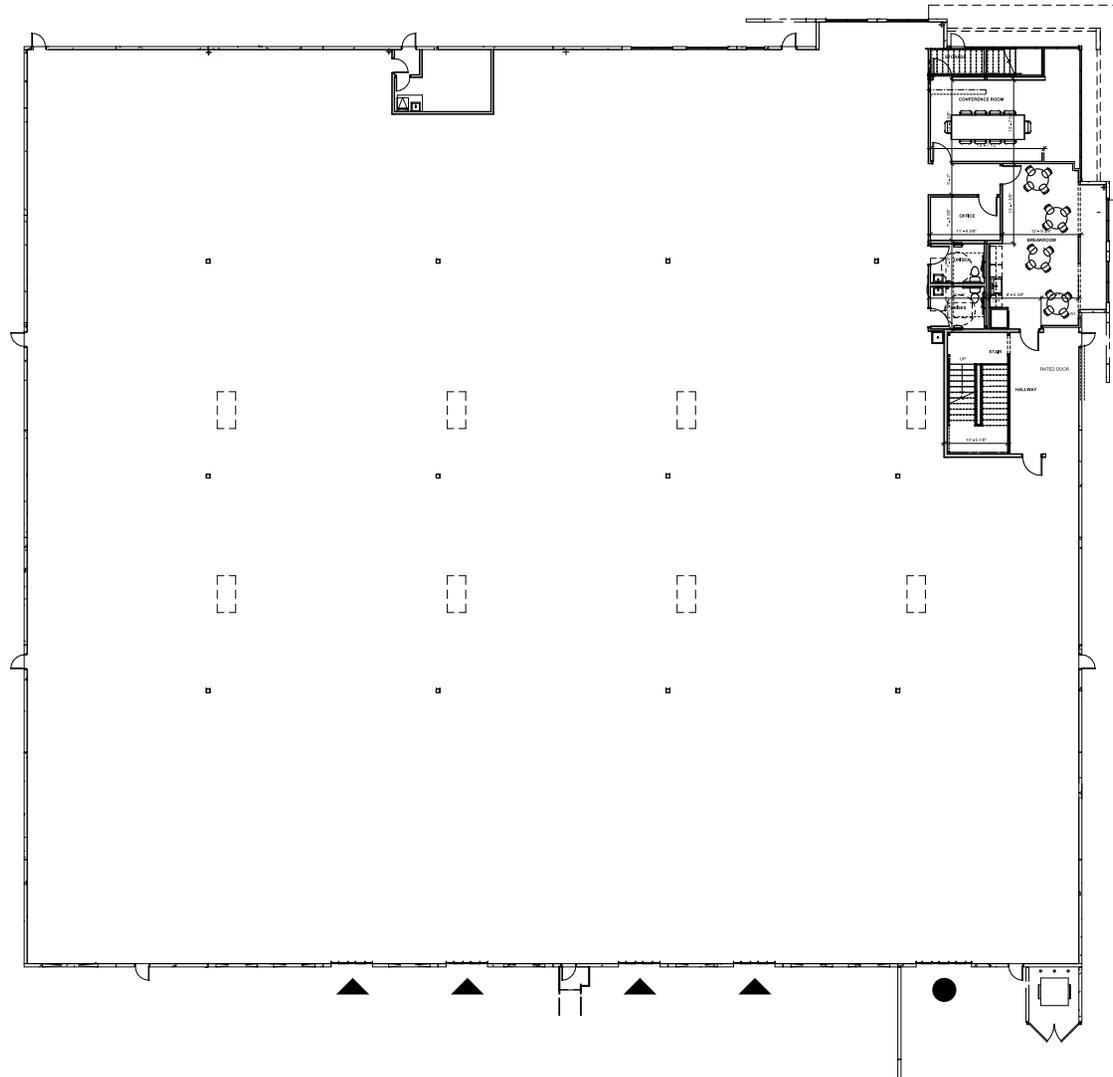


SECOND FLOOR | ±1,970 SF



1132 DIAMOND VALLEY DRIVE

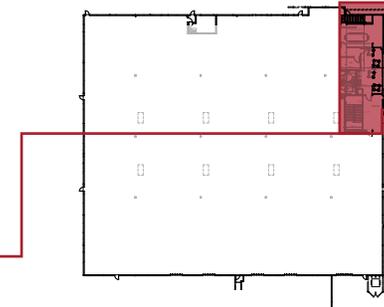
FLOOR PLAN



- ▲ Dock-High Door
- Drive-in OHD

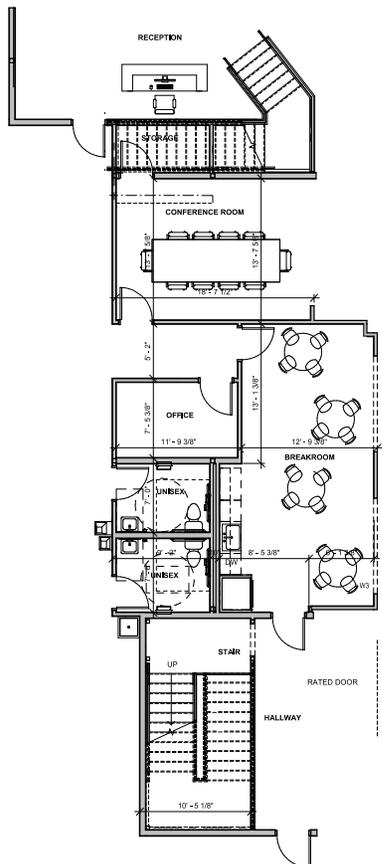
1132 DIAMOND VALLEY DRIVE

OFFICE FLOOR PLAN

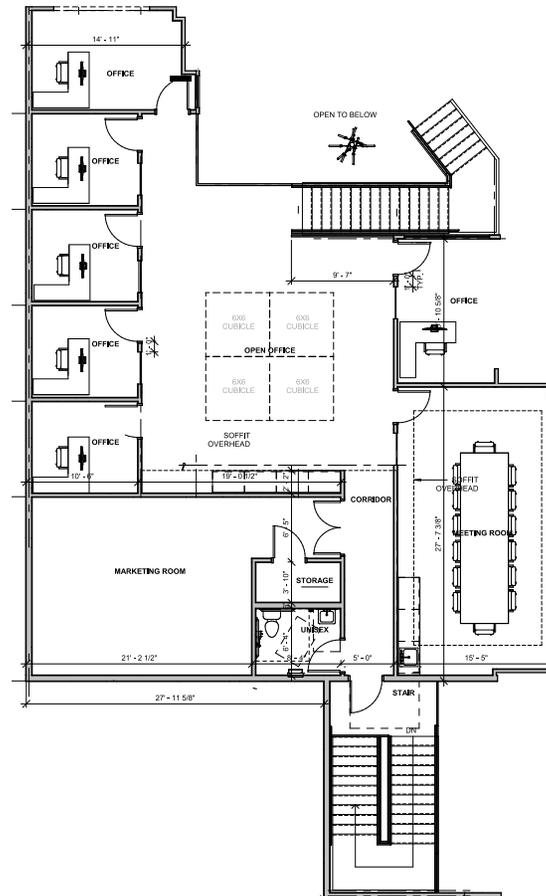


NORTHWEST END

FIRST FLOOR | ±1,404 SF



SECOND FLOOR | ±2,482 SF



MARKET OVERVIEW

Welcome to Northern Colorado, where the majestic Rockies backdrop a region experiencing rapid growth and a surge in new residents. From the lively cultural hub of Fort Collins to the quaint charm of Windsor, Loveland, Greeley, each town offers a unique blend of community, recreation, and economic opportunity. Northern Colorado prides itself on sustainable development and preserving its natural beauty, ensuring a harmonious balance between growth and environmental stewardship. Explore scenic trails, savor local cuisine, or immerse yourself in the vibrant arts scene—Northern Colorado beckons as a dynamic place to live, work, and thrive.



- 746,250**
 Population (2024)
- 282,542**
 Households (2024)
- \$124,221**
 Average HH Income (2024)
- 36.7**
 Median Age (2024)
- 10 MINUTES**
 to I-25, 3 min to Hwy 257
 with direct access to Hwy 34 then I25/85

1130 & 1132



DIAMOND VALLEY DRIVE
WINDSOR, CO 80550



TYLER MURRAY

Senior Director
970 267 7404
tyler.murray@cushwake.com

NATE HECKEL

Managing Director
970 776 3900
nate.heckel@cushwake.com

TY MASHEK

Senior Associate
303 525 3125
ty.mashek@cushwake.com

COLE CARTER

Senior Associate
cole.carter@cushwake.com

KORTNEY WILLIAMS

Managing Director - GOS
kortney.williams@cushwake.com