

FOR SALE OR LEASE

1107 SOUTHGATE DR. WINDSOR COLORADO 80550

\$16.00 per SF Base Rent Est. NNN are at \$6.50 (+/-)



Unit 100

- 6600 SF total with 1800 sf office space, 1800 SF Second Floor and 3000 SF of Bay Space.
- 3 Phase 800 amp, Floor Drains and Sand Trap, Heated Bay, TI Allowance Negotiable, (2x) OH doors 14'T x 12'W, Sprinkler System, ADA Compliant. 2 bathrooms, Deep sink in Bay, Second Floor is structural and could be converted to offices.
- Zoning: General Commercial

Unit 102

- 6600 SF total with 1800 sf office space, 1800 SF Second Floor and 3000 SF of Bay Space.
- 3 Phase 800 amp, Floor Drains and Sand Trap, Heated Bay, TI Allowance Negotiable, (2x) OH doors 14'T x 12'W, Sprinkler System, ADA Compliant. 2 bathrooms, Deep sink in Bay, Second Floor is structural and could be converted to offices.
- Zoning: General Commercial

Unit 104

- 3300 SF total with 900 sf office space, 900 SF Second Floor and 1500 SF of Bay Space.
- 3 Phase 800 amp, Floor Drain and Sand Trap, Heated Bay, TI Allowance Negotiable, OH door 14'T x 12'W, Sprinkler System, ADA Compliant. 2 bathrooms, Deep sink in Bay, Second Floor is structural and could be converted to offices.
- Zoning: General Commercial

Mary Jo Brockshus

CNE, RE/MAX Hall of Fame
Cell: 970.590.0955
mjb@sellgreeley.com

RE/MAX
COMMERCIAL

ALLIANCE

Gary Hogan

REALTOR®, CNE
Cell: 970.978.6864
garyhoganremax@gmail.com

RE/MAX Commercial Alliance | ColoradoCommercialBrokers.com

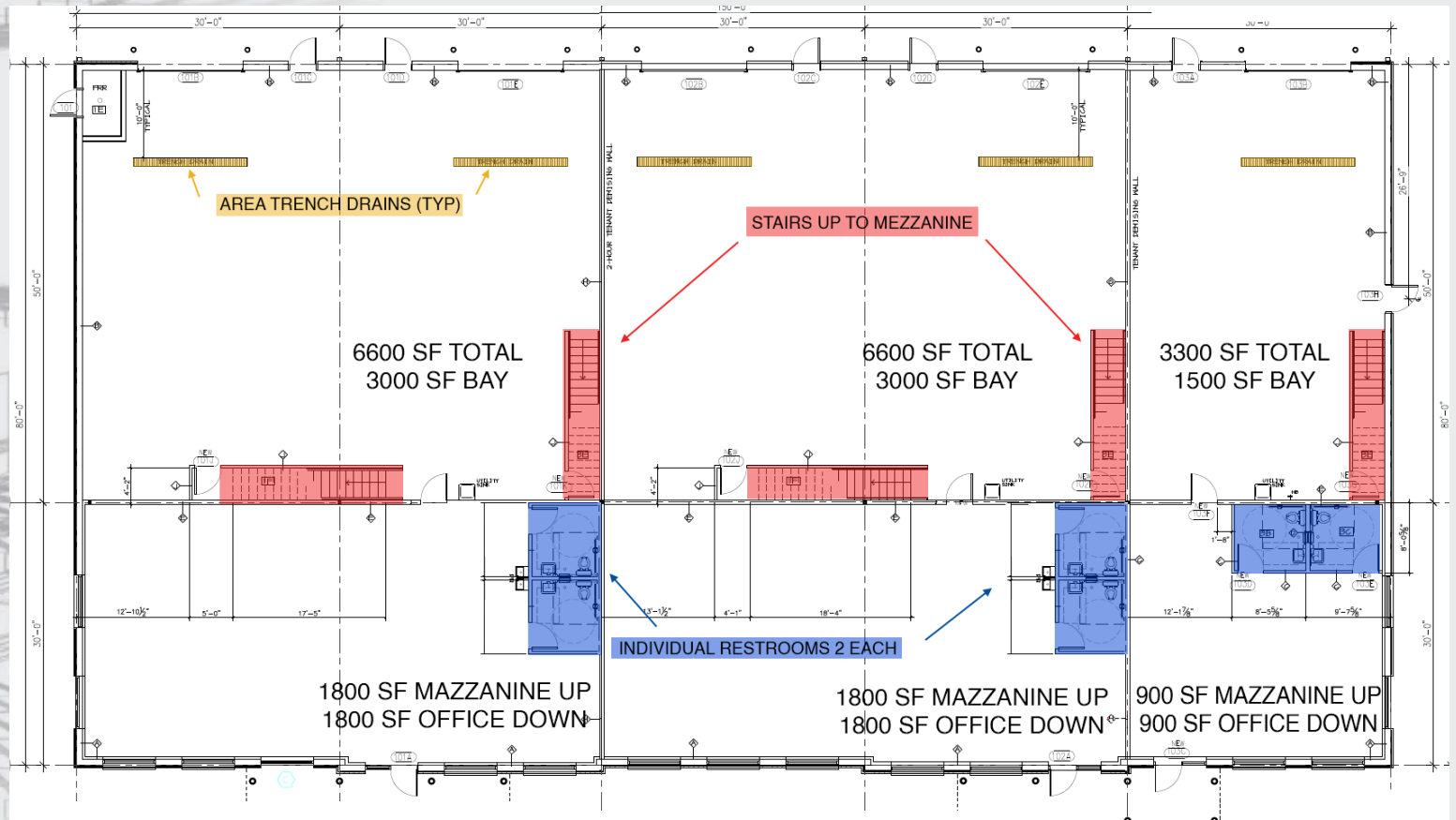
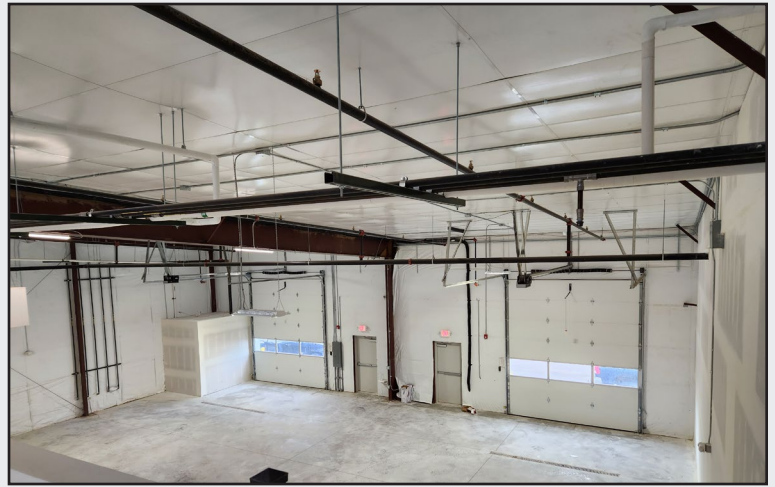
1275 58th Avenue, Suite A, Greeley, CO 80634 | Office: 970.330.5000 | Each office independently owned and operated
All information provided deemed reliable, but not guaranteed.



FOR SALE OR LEASE

1107 SOUTHGATE DR. WINDSOR COLORADO 80550

\$16.00 per SF Base Rent Est. NNN are at \$6.50 (+/-)



Mary Jo Brockshus

CNE, RE/MAX Hall of Fame

Cell: 970.590.0955

mjb@sellgreeley.com

RE/MAX
COMMERCIAL

ALLIANCE

Gary Hogan

REALTOR®, CNE

Cell: 970.978.6864

garyhoganremax@gmail.com

RE/MAX Commercial Alliance | ColoradoCommercialBrokers.com

1275 58th Avenue, Suite A, Greeley, CO 80634 | Office: 970.330.5000 | Each office independently owned and operated

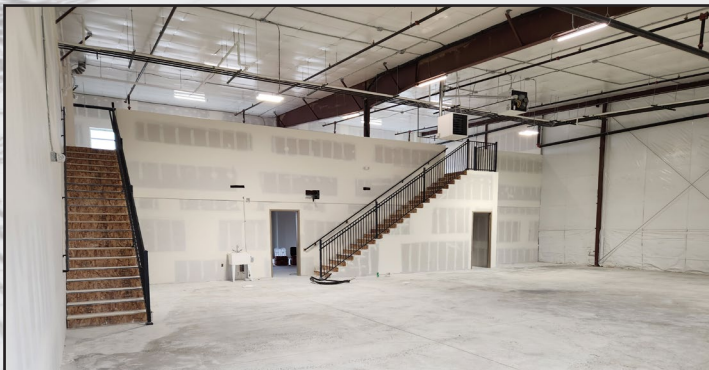
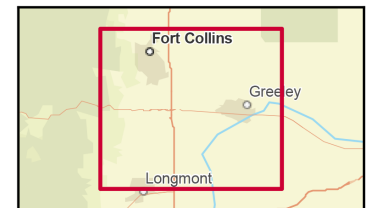
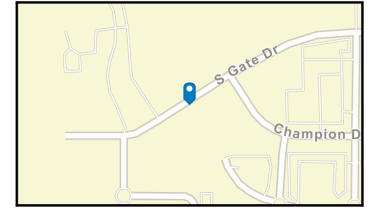
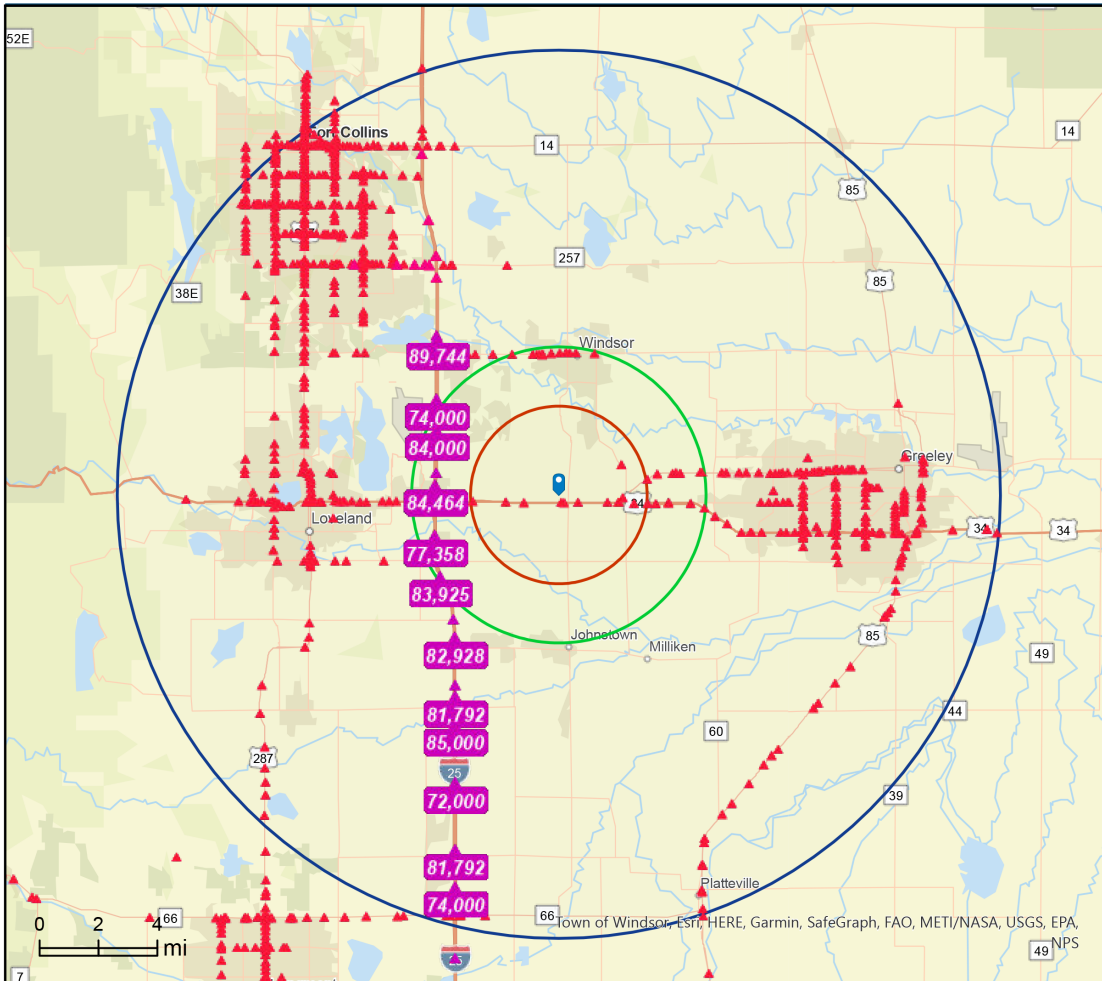
All information provided deemed reliable, but not guaranteed.



FOR SALE OR LEASE

1107 SOUTHGATE DR. WINDSOR COLORADO 80550

Traffic Counts



Mary Jo Brockshus

CNE, RE/MAX Hall of Fame

Cell: 970.590.0955

mjb@sellgreeley.com

RE/MAX
COMMERCIAL

ALLIANCE

Gary Hogan

REALTOR®, CNE

Cell: 970.978.6864

garyhoganremax@gmail.com

RE/MAX Commercial Alliance | ColoradoCommercialBrokers.com