

GENERAL INFORMATION

Total Square Feet.....9,464 (demisable)

Warehouse SqFt.....5,725

Office SqFt3,739

Gross Rent.....\$16.00/sf/Year

Total Monthly Rent.....\$12,618.67

Lease Term.....3-5 Years

Zoning Limited Industrial

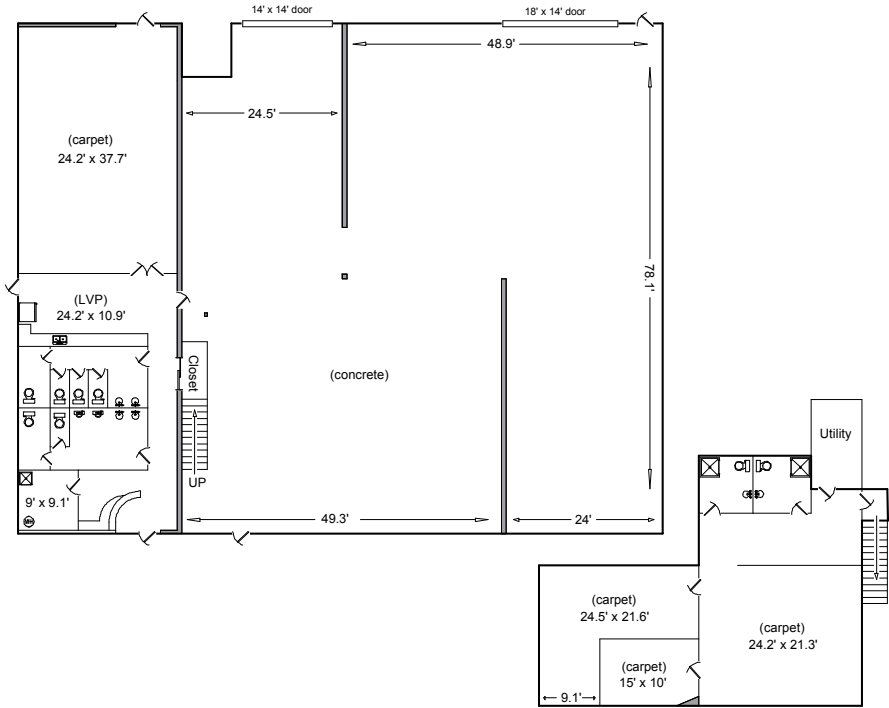
Grade Level Doors2 Total

..... 18' x 14'

..... 14' x 14'

Clear Height26'

Low Point.....21'



4487 BENTS DRIVE SUITE B | WINDSOR, CO



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Landlord is offering a gross lease! No more guessing or worrying about annual increases on triple net expenses. Have the peace of mind knowing that your rent is set & no unknown increases. Welcome to this versatile office/warehouse located in the Highland Industrial Park, offering an excellent opportunity for businesses seeking a well-located, functional space. The building features a welcoming reception area, expansive warehouse space, providing ample room for storage, operations, or production. There are two grade-level doors, the clear height is 26', & there is ample parking for employees & customers. The upstairs office area offers a professional setting for administrative functions, complete with multiple offices for privacy and efficiency. For added convenience, the property includes a shared kitchenette for employee breaks, a spacious shared conference room for meetings and collaborative work, and well-appointed restrooms with showers, offering a practical solution for both staff and visitors.

Information herein deemed reliable but not guaranteed. Distance and measurements are approximate and subject to correction. See our listings at www.thegroupinc.com 7.21.2025



Zoned Limited Industrial, this property is ideal for a wide range of uses. Such uses may include: light industrial, manufacturing, oil & gas users, trade uses, gym, etc. Landlord would consider demising the warehouses into a smaller configuration pending other Lease Terms. The NNN expenses include property taxes, insurance, OA dues, exterior landscape/snow removal, maintenance, & utilities. Located in the growing Windsor area, this property benefits from easy access to major highways such as I-25, Crossroads Blvd, HWY 34, and local amenities, making it a strategic choice for companies looking to establish or expand their presence in Northern Colorado. Whether you're looking for an office space with industrial capabilities or a warehouse with room for office functions, this property provides the perfect balance of function and convenience.