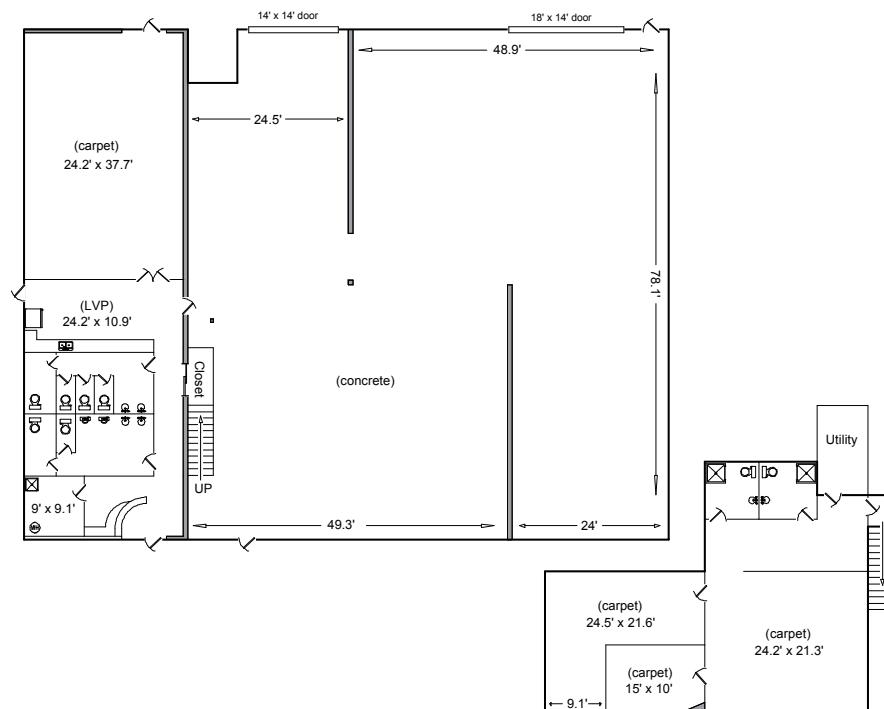


GENERAL INFORMATION

Total Square Feet.....	9,464 (demisable)
Warehouse SqFt.....	5,725
Office SqFt.....	3,739
Gross Rent.....	\$16.00/sf/Year
Total Monthly Rent.....	\$12,618.67
Lease Term.....	3-5 Years
Zoning	Limited Industrial
Grade Level Doors	2 Total
.....	18' x 14'
.....	14' x 14'
Clear Height	26'
Low Point.....	21'



4487 BENTS DRIVE SUITE B | WINDSOR, CO



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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


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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.



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.