

ONE ACRE OF YARD SPACE**INDUSTRIAL SPACE FOR SALE & FOR LEASE**

For Sale: \$6,922,500 (\$260/SF)

Lease Rate: \$16.50/SF NNN | NNN Expenses: \$6.88/SF

Located at 583 Gyrfalcon Court, this property offers 13,891 SF available for lease and 26,625 SF for sale. Built in 2019, it features ample parking, fenced and gated outdoor storage, and a second-level mezzanine suitable for office or storage use. Its prime Windsor location, just southeast of the Highway 392 and Highway 257 intersection, provides excellent access to Highway 85, Highway 34, and I-25. Additionally, the property is adjacent to the new East Pointe Neighborhood Center, which features Human Bean, Doug's Diner, Freddy's, Baskin-Robbins, and Kum & Go. For additional information, please contact the listing brokers.

PROPERTY FEATURES

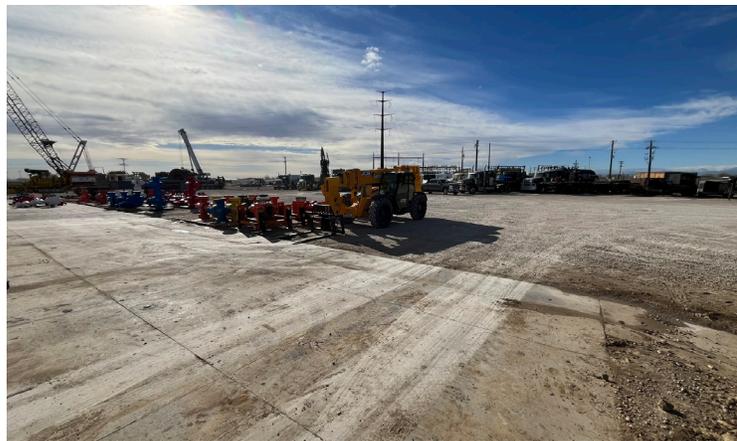
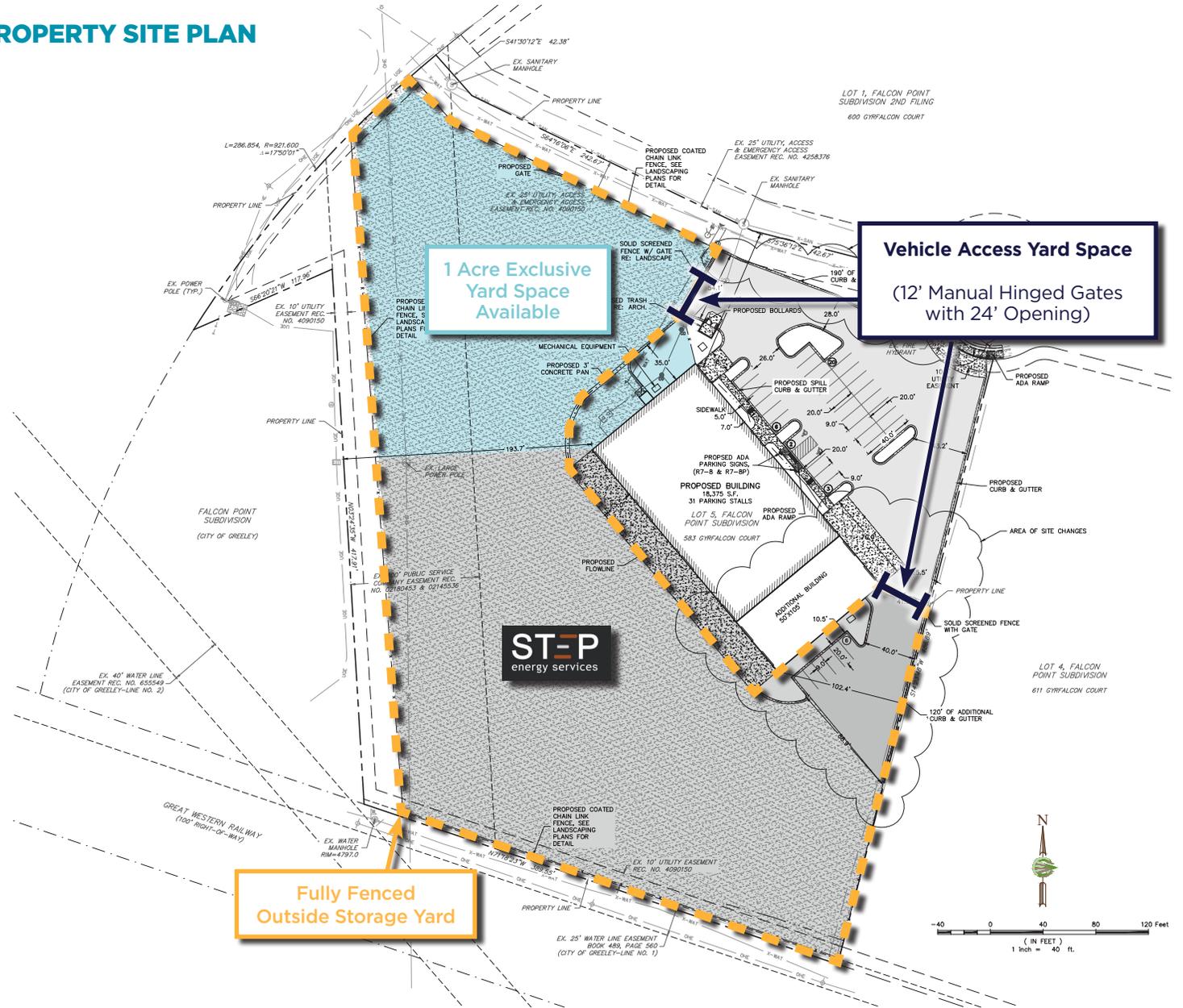
| | |
|-----------------------|--------------------------------------|
| Building Size | 26,625 SF |
| Available Size | 13,891 SF |
| Site Size | 5.88 Acres |
| YOC | 2019 |
| Loading | 7 Overhead Doors |
| Zoning | Limited Industrial (Town of Windsor) |
| Parking | 34 Spaces |

PROPERTY HIGHLIGHTS

- Fully fenced and gated outside storage
- Second-level mezzanine
- Easy access to I-25 and Highway 85
- Ample parking
- Wash bay available



PROPERTY SITE PLAN



TENANT OVERVIEW



STEP Energy Services - Unit B

STEP Energy Services provides industry leading deep-capacity coiled tubing, fluid and nitrogen pumping, and hydraulic fracturing solutions to North American clients in British Columbia, Alberta, Texas, North Dakota, Utah, and Colorado. We have a strong portfolio of completion, intervention and nitrogen industrial services and technologies.

Source: <https://www.stepenergyservices.com/about>

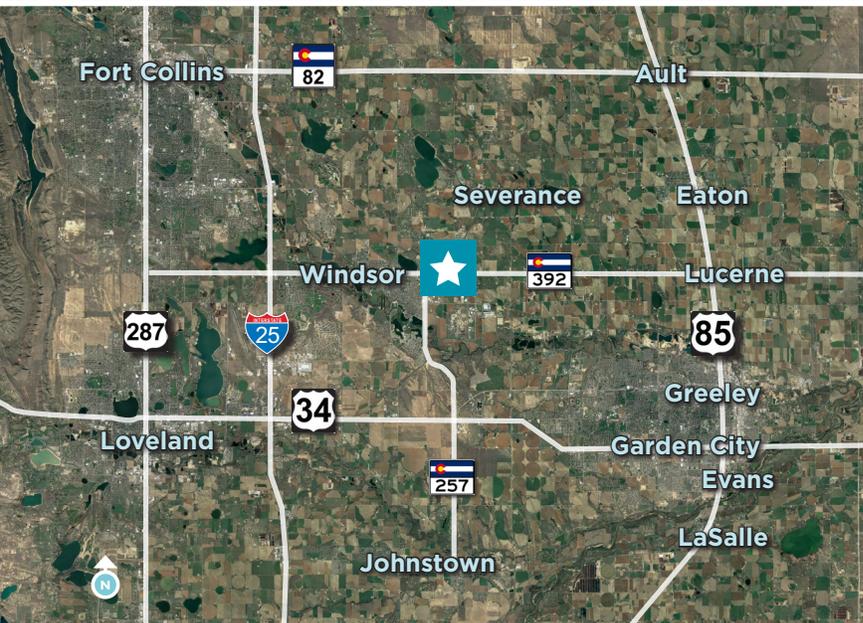
Lease Details - Unit B

| | |
|----------------------------|----------------|
| Current Lease Rate: | \$18.50/SF NNN |
| Escalations: | 3% Annual |
| Leased Size: | 11,341 SF |
| Lease Expiration: | 1/31/2028 |
| Renewal Options: | 3-Year Option |



583 GYRFALCON COURT

WINDSOR, COLORADO 80550



For more information, please contact:

TRAVIS ACKERMAN
Executive Managing Director
+1 970 267 7720
travis.ackerman@cushwake.com

772 Whalers Way, Suite 200
Fort Collins, Colorado 80525
T +1 970 776 3900
F +1 970 267 7419
cushmanwakefield.com

MATT HASKELL
Broker/Owner
M +1 970 690 1690
mhaskell@urealtyinc.com

375 E. Horsetooth Road
Building 4, Suite 103
Fort Collins, Colorado 80525