

UNITS E AND F | SOUTHGATE BUSINESS PARK

1000  
CHAMPION DRIVE

WINDSOR, CO

6,089 SF  
FOR SALE OR LEASE



CBRE

## SOUTH GATE BUSINESS PARK

South Gate Business Park in Windsor, Colorado, is a commercial and industrial development located north of US Highway 34 and west of County Road 17.

It features prominent businesses like Aims Community College (Automotive & Technology Center), the Public Safety Unit, Woodward Rocky Mountain Technology Center, Peak Kia North, Bobcat of the Rockies, and more.

With its close proximity to US 34 and a short drive to Interstate 25, it is easily accessible to the Northern Colorado Regional Airport.

### HIGHLIGHTS

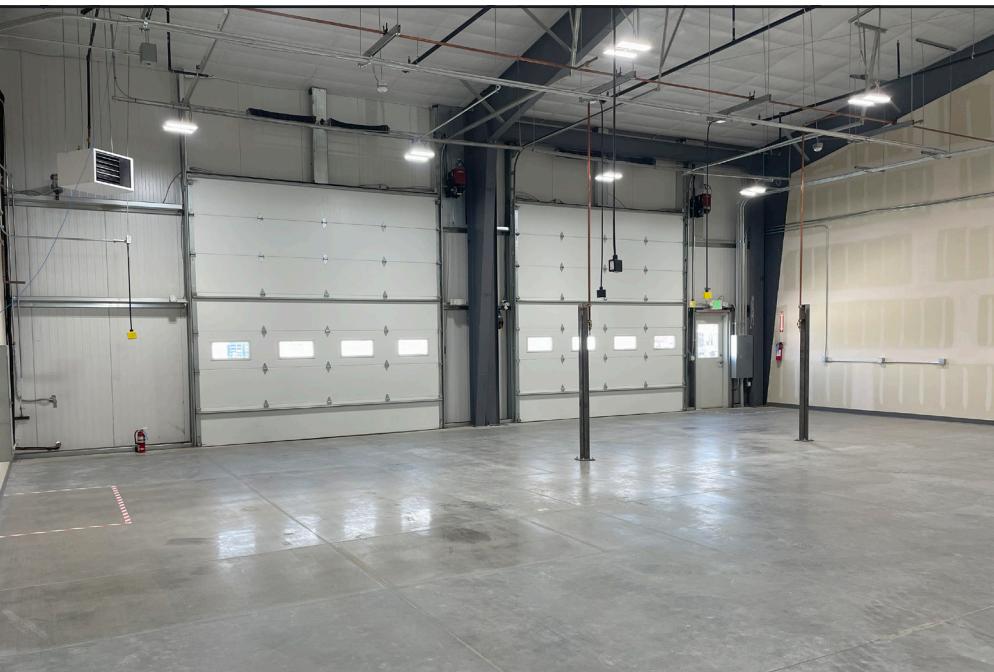
- High end office finishes
- Includes over 8,300sf outside storage
- Ceiling Height 18' - 22'
- Two 10' x 14' Overhead Doors
- 400 amps; 120v/240v/480v 3 phase power



### PROPERTY OVERVIEW

<b>Address</b>	1000 Champion Dr., Unit E & F, Windsor CO
<b>For Sale or Lease</b>	Office Warehouse Unit with Outside Storage
<b>Available SF</b>	6,089 SF (includes 900sf of office space and mezzanine above Unit E)
<b>Sale Price</b>	\$1,735,365 (\$285/sf)
<b>Lease Rate</b>	\$16.75/sf NNN (outside storage negotiable)
<b>NNN Expense</b>	\$10.60/sf
<b>Zoning</b>	(GC) (General Commercial) Town of Windsor

## PHOTOGRAPHS





## WINDSOR RANKED AMONG TOP 3 IN WELD COUNTY

- #3 Best Places to Live
- #3 Best Places for Your Professionals
- #3 Best Public Schools

~Niche 2023

### 2025 Demographics 10 Miles

Population **264,182** Households **99,745** HH Income **\$129,275**

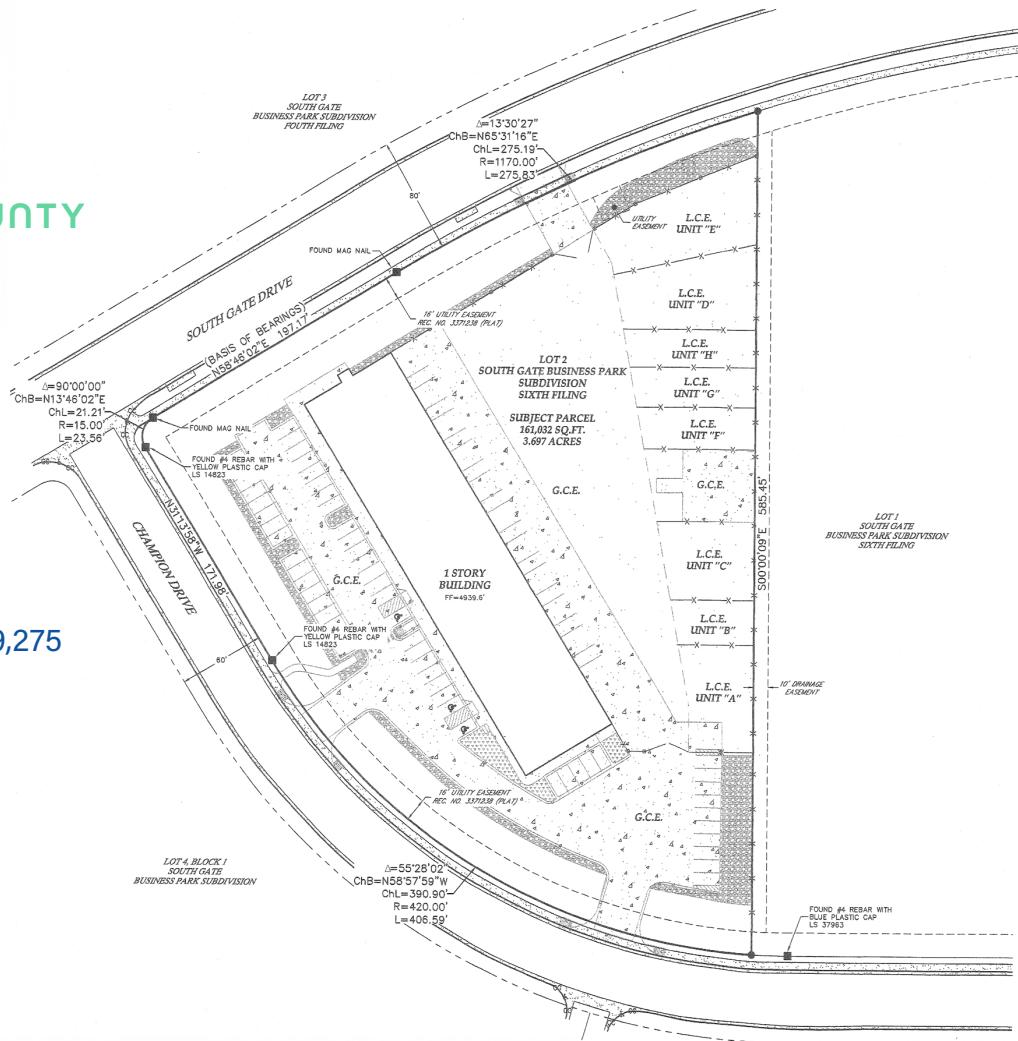
~ Esri 2025

### OUTSIDE STORAGE UNITS

Unit E	110.5 x 55'	Lease Rate Negotiable
Unit F	84' x 27'	Lease Rate Negotiable



**UNIT "E"**



**UNIT "F"**

## LOCATION AERIAL



PLEASE CONTACT:

**MIKE EYER**

First Vice President  
+1 970 372 3844  
[mike.eyer@cbre.com](mailto:mike.eyer@cbre.com)

[www.cbre.com/colorado](http://www.cbre.com/colorado)

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