

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



HIGHLIGHTS

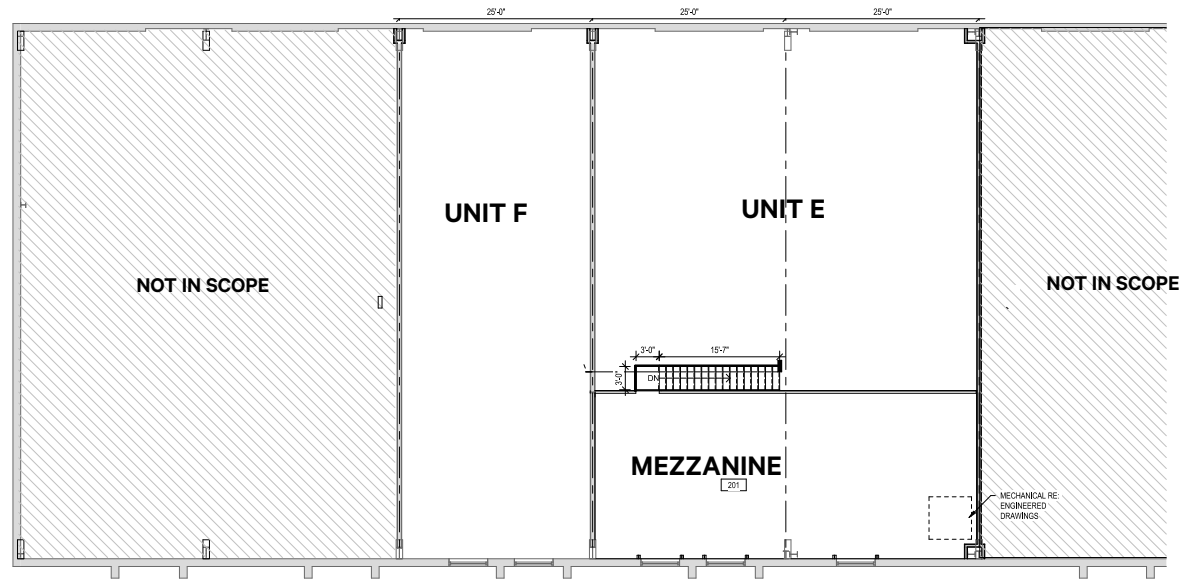
- High end office finishes
- Includes over 8,300sf outside storage
- Ceiling Height 18' - 22'
- Two 10' x 14' Overhead Doors
- 400 amps; 120v/240v/480v 3 phase power

PROPERTY OVERVIEW

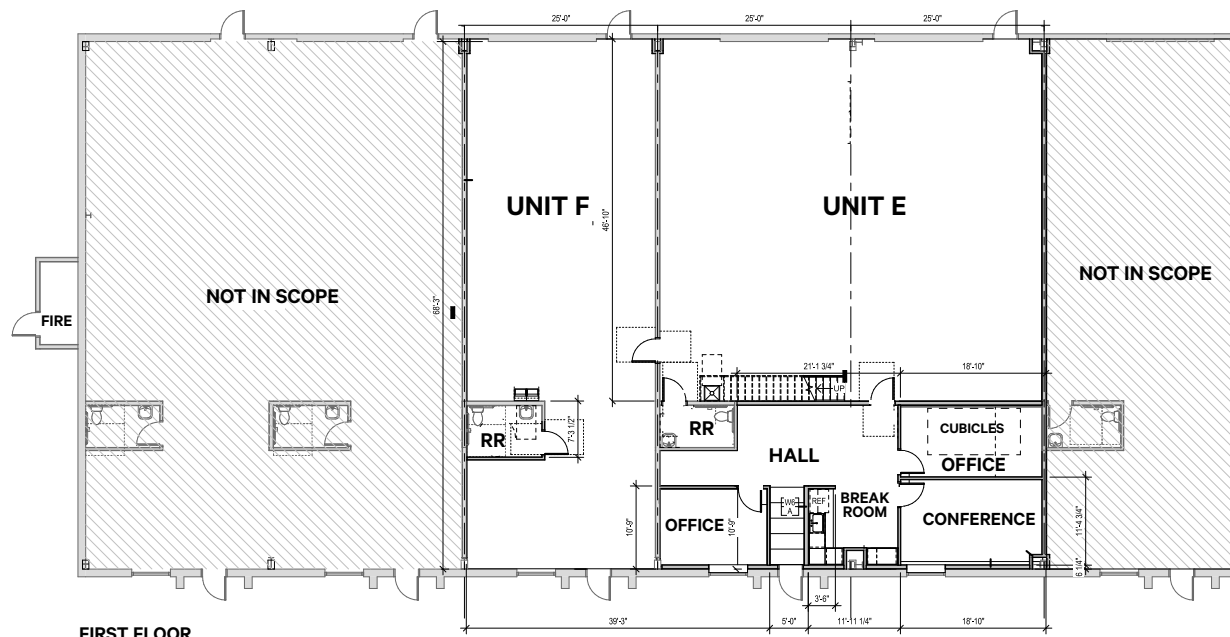
Address	1000 Champion Dr., Unit E & F, Windsor CO
For Sale or Lease	Office Warehouse Unit with Outside Storage
Available SF	6,089 SF (includes 900sf of office space and mezzanine above Unit E)
Sale Price	\$1,735,365 (\$285/sf)
Lease Rate	\$16.75/sf NNN (outside storage negotiable)
NNN Expense	\$10.60/sf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

PHOTOGRAPHS





SECOND FLOOR MEZZANINE



FIRST FLOOR

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

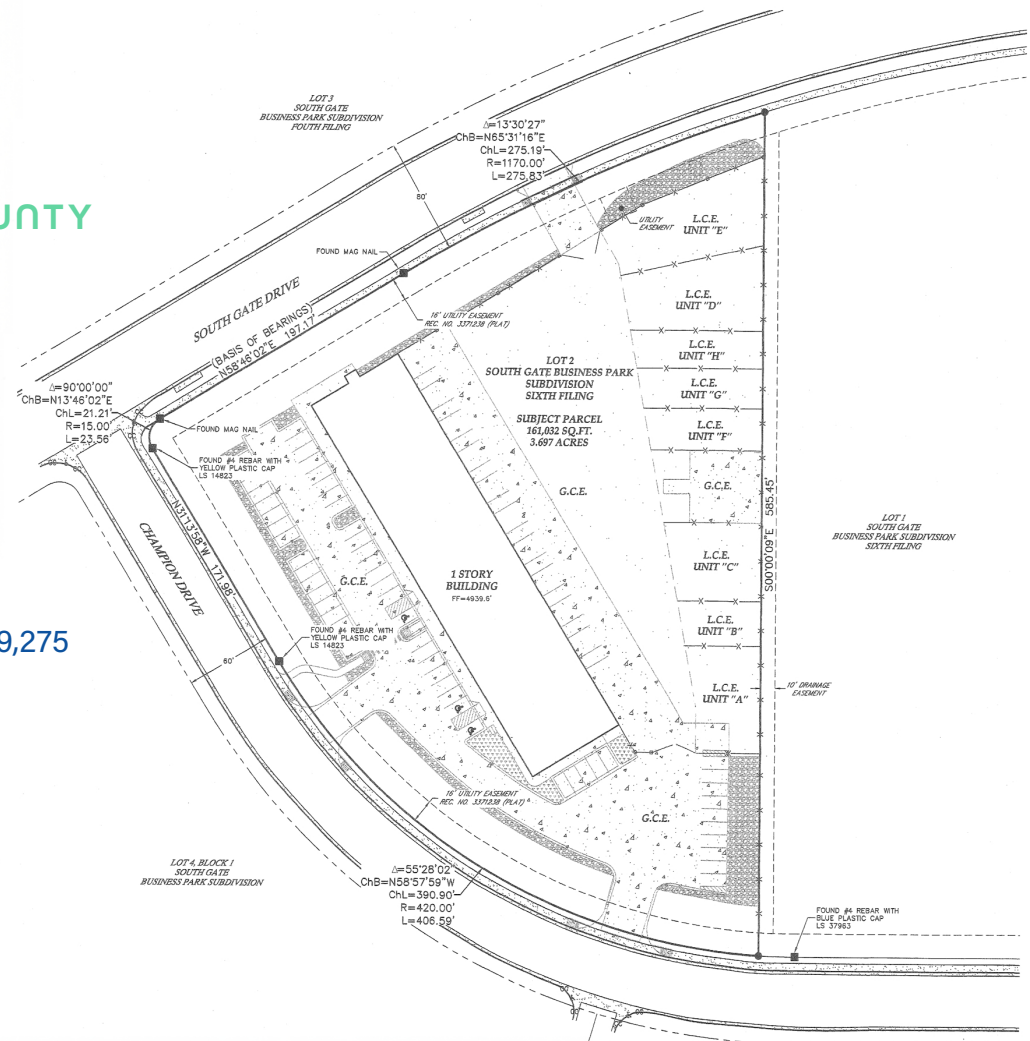
2025 Demographics 10 Miles

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



LOCATION AERIAL



PLEASE CONTACT:

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