

FOR SALE OR LEASE

1107 SOUTHGATE DR. WINDSOR COLORADO 80550

\$16.00 per SF | 2 months FREE Base Rent | Est. NNN \$7.73 (+/-)



Unit 100

- 6600 SF total with 1800 sf office space, 1800 SF Second Floor and 3000 SF of Bay Space.
- 3 Phase 800 amp, Floor Drains and Sand Trap, Heated Bay, TI Allowance Negotiable, (2x) OH doors 14'T x 12'W, Sprinkler System, ADA Compliant. 2 bathrooms, Deep sink in Bay, Second Floor is structural and could be converted to offices.
- Zoning: General Commercial

Unit 102

- 6600 SF total with 1800 sf office space, 1800 SF Second Floor and 3000 SF of Bay Space.
- 3 Phase 800 amp, Floor Drains and Sand Trap, Heated Bay, TI Allowance Negotiable, (2x) OH doors 14'T x 12'W, Sprinkler System, ADA Compliant. 2 bathrooms, Deep sink in Bay, Second Floor is structural and could be converted to offices.
- Zoning: General Commercial

Unit 104

- 3300 SF total with 900 sf office space, 900 SF Second Floor and 1500 SF of Bay Space.
- 3 Phase 800 amp, Floor Drain and Sand Trap, Heated Bay, TI Allowance Negotiable, OH door 14'T x 12'W, Sprinkler System, ADA Compliant. 2 bathrooms, Deep sink in Bay, Second Floor is structural and could be converted to offices.
- Zoning: General Commercial

LEASED BY:

Jetson

Mary Jo Brockshus

CNE, RE/MAX Hall of Fame
Cell: 970.590.0955
mjb@sellgreeley.com

REMAX
COMMERCIAL
Alliance

Gary Hogan

REALTOR®, CNE
Cell: 970.978.6864
garyhoganremax@gmail.com

RE/MAX Commercial Alliance | ColoradoCommercialBrokers.com

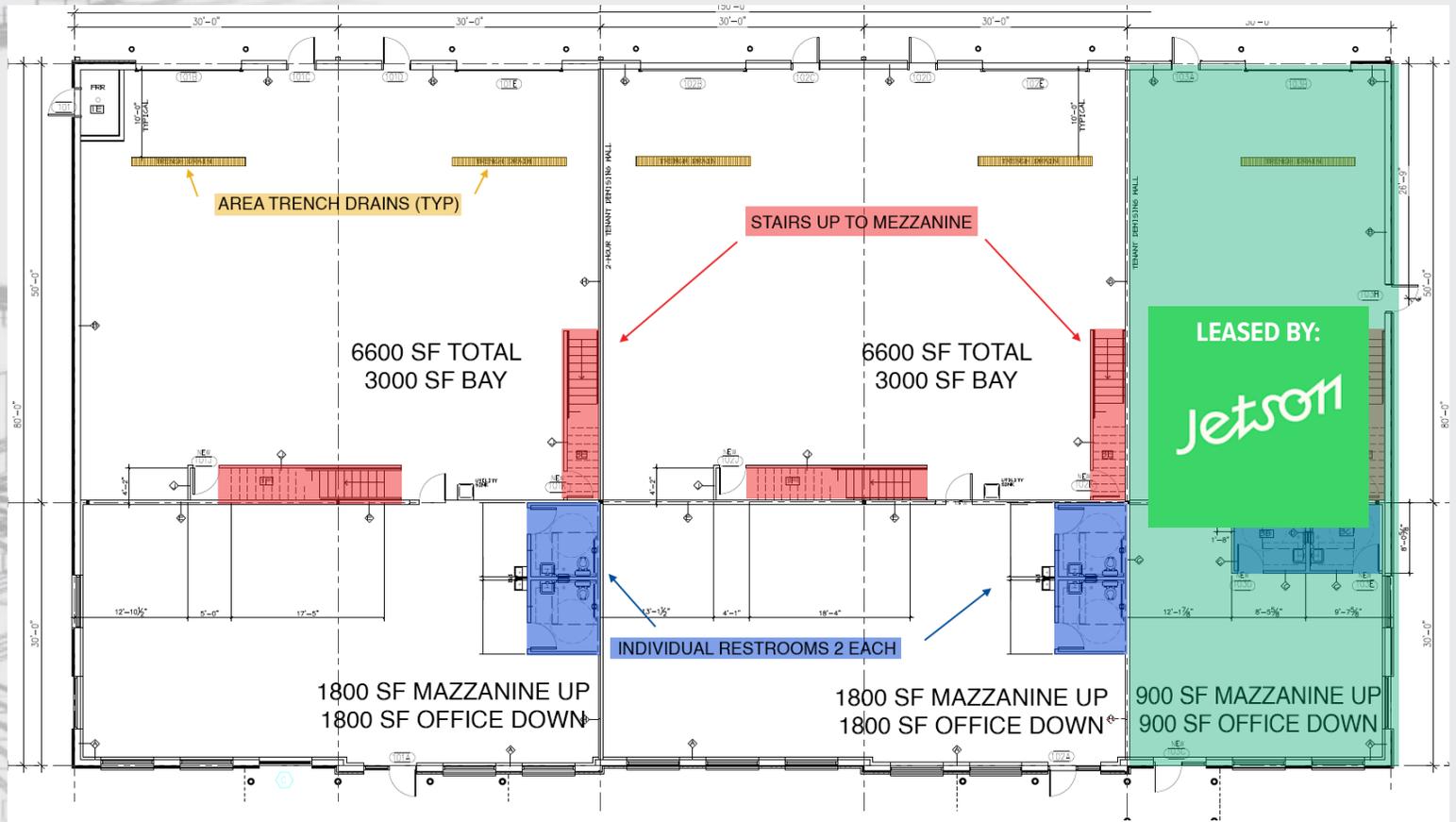
1275 58th Avenue, Suite A, Greeley, CO 80634 | Office: 970.330.5000 | Each office independently owned and operated
All information provided deemed reliable, but not guaranteed.



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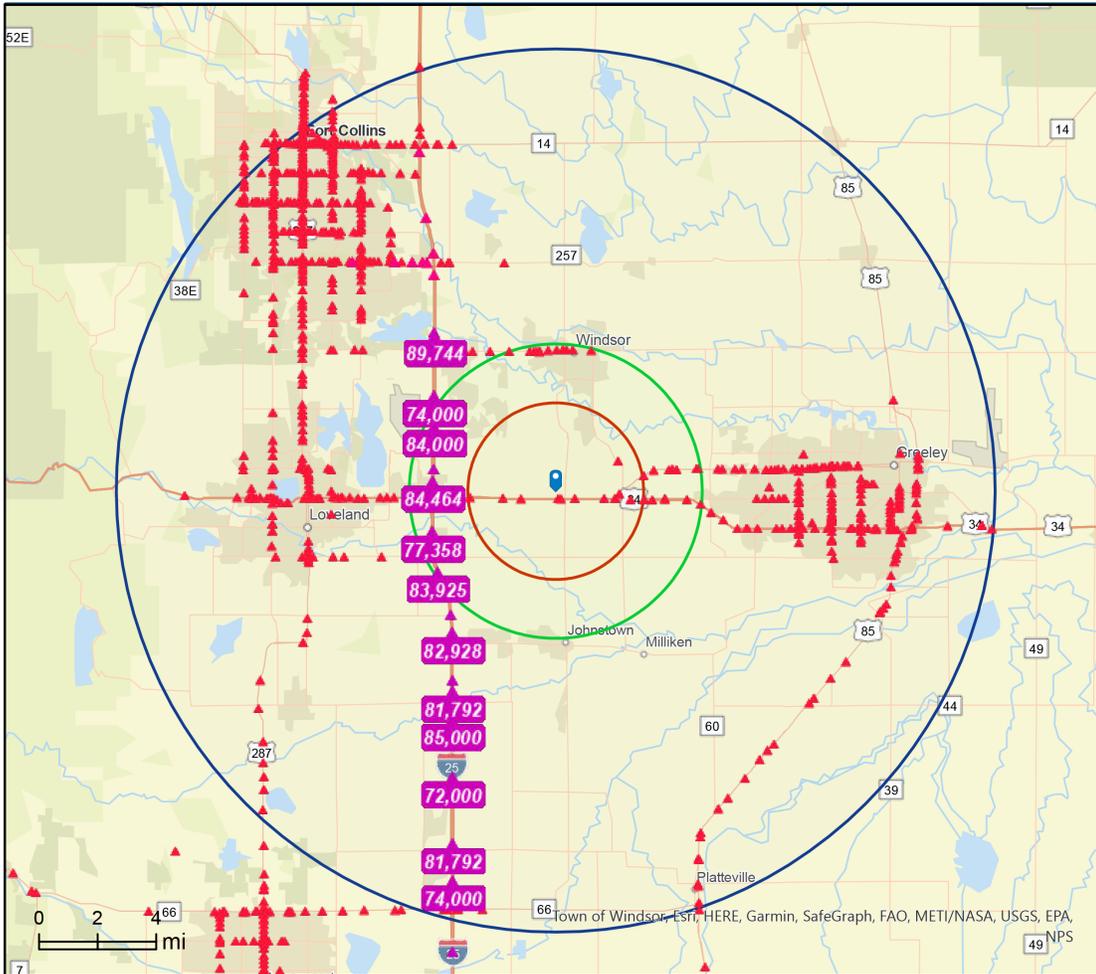
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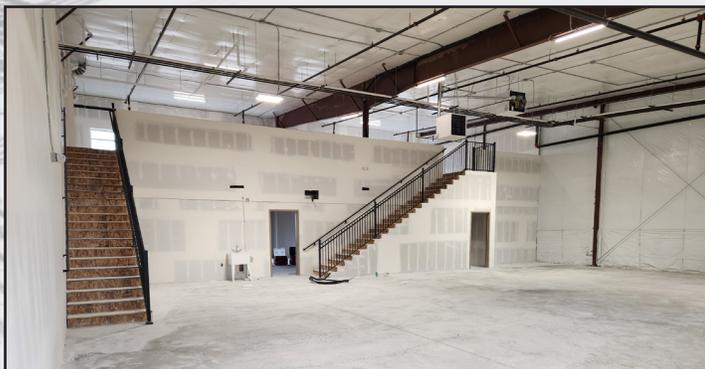
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Traffic Counts



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



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