



AVAILABLE FOR LEASE

7345 GREENDALE ROAD
HIGHLANDS INDUSTRIAL PARK

WINDSOR, COLORADO 80550

5,000 - 21,200 SF NEWLY CONSTRUCTED INDUSTRIAL BUILDING



Lease Rate: \$13.95/SF NNN

NNN Expenses: \$3.91/SF

TI Allowance: \$10.00/SF

Now leasing this newly constructed industrial building located on Crossroads Boulevard, just east of I-25. The building has great parking, loading and truck circulation around the building, clear height of 20'-24' and is designed to accommodate mezzanine storage or finished office above the store fronts. The building can be demised for up to 3 tenants, or leased to a full-building user.



NEWLY CONSTRUCTED BUILDING
HIGHLANDS INDUSTRIAL PARK

PROPERTY HIGHLIGHTS

- High exposure site
- Centrally located in northern Colorado
- Light industrial zoning
- Convenient access to I-25 and Highway 34
- On-site parking: 49 Spaces
- Year built: 2018
- (3) 14' x 14' Overhead doors
- (1) 25' x 14' Overhead doors
- 20' - 24' Clear height
- 3-Phase, 500 amps
- 2nd Floor mezzanine
- Sprinklered

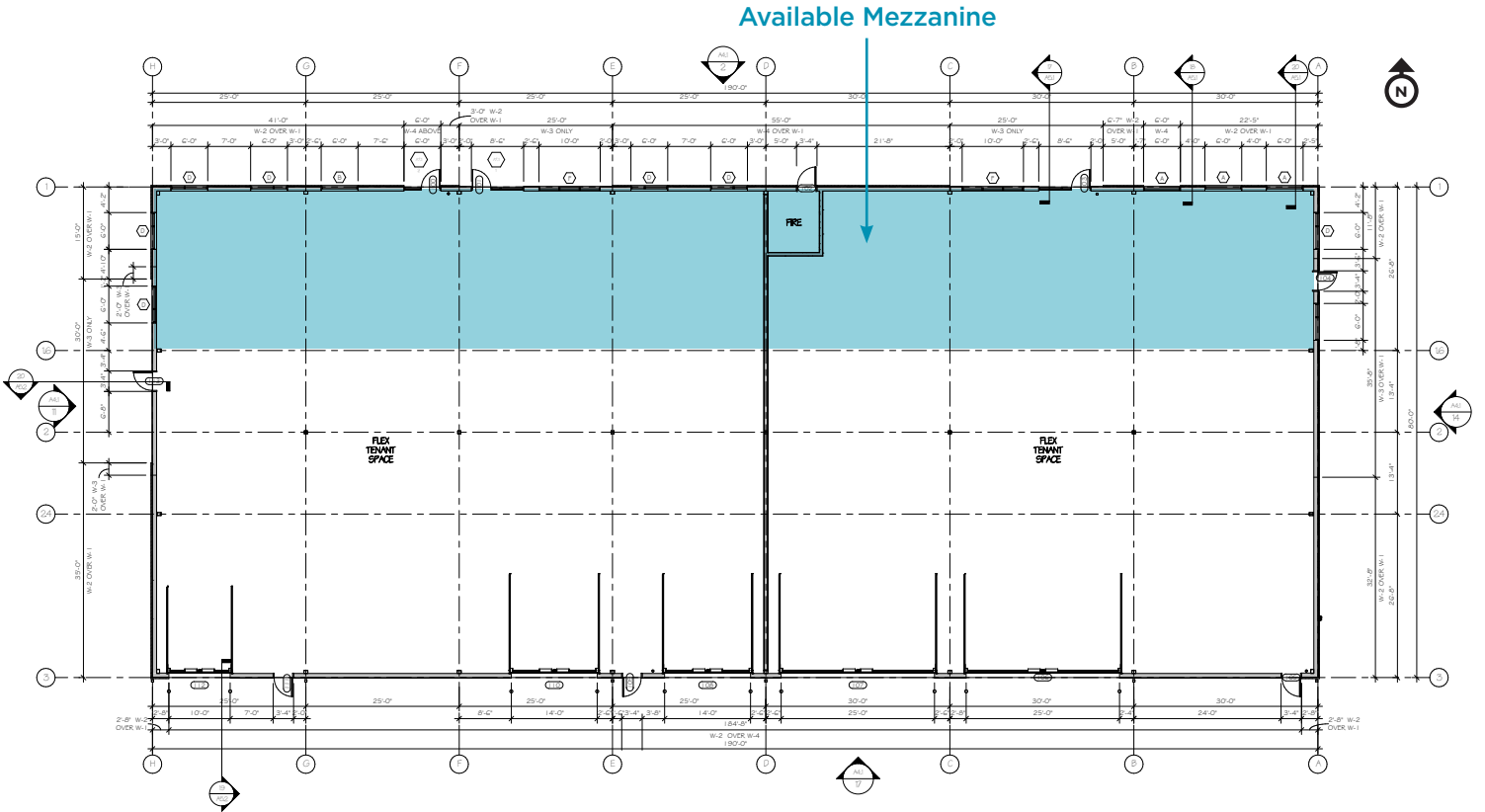


NORTH ELEVATION

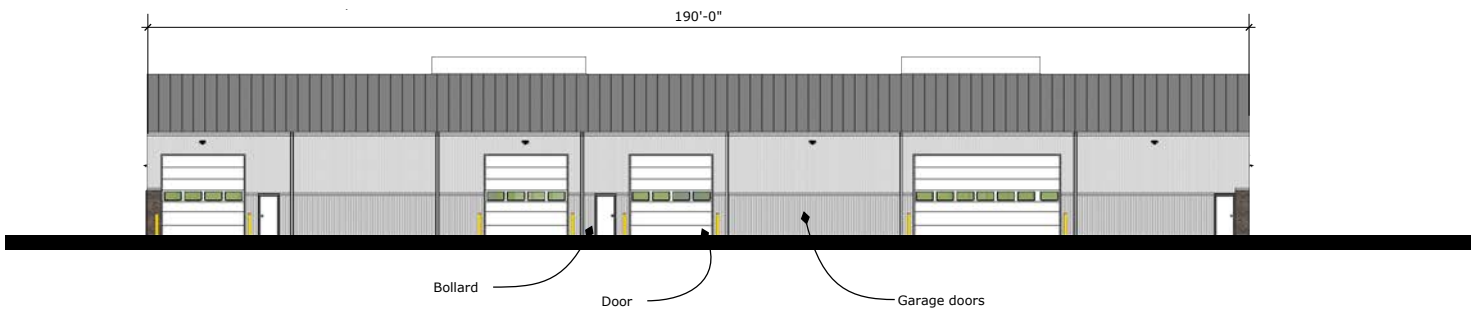




SITE PLAN



SOUTH ELEVATION



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For more information, please contact:

JASON ELLS, CCIM
Senior Director
+1 970 267 7722
jason.ells@cushwake.com

JARED GOODMAN, CCIM
Director
+1 970 267 7723
jared.goodman@cushwake.com

772 Whalers Way, Suite 200
Fort Collins, Colorado 80525

T +1 970 776 3900
F +1 970 267 7419

cushmanwakefield.com