



9235 EASTMAN PARK DR.
UNIT 6
WINDSOR, CO 80550

Unit 6:
3,850 SF

Lease Rate
\$17.50 / SF

NNN Rate
\$6.25 / SF

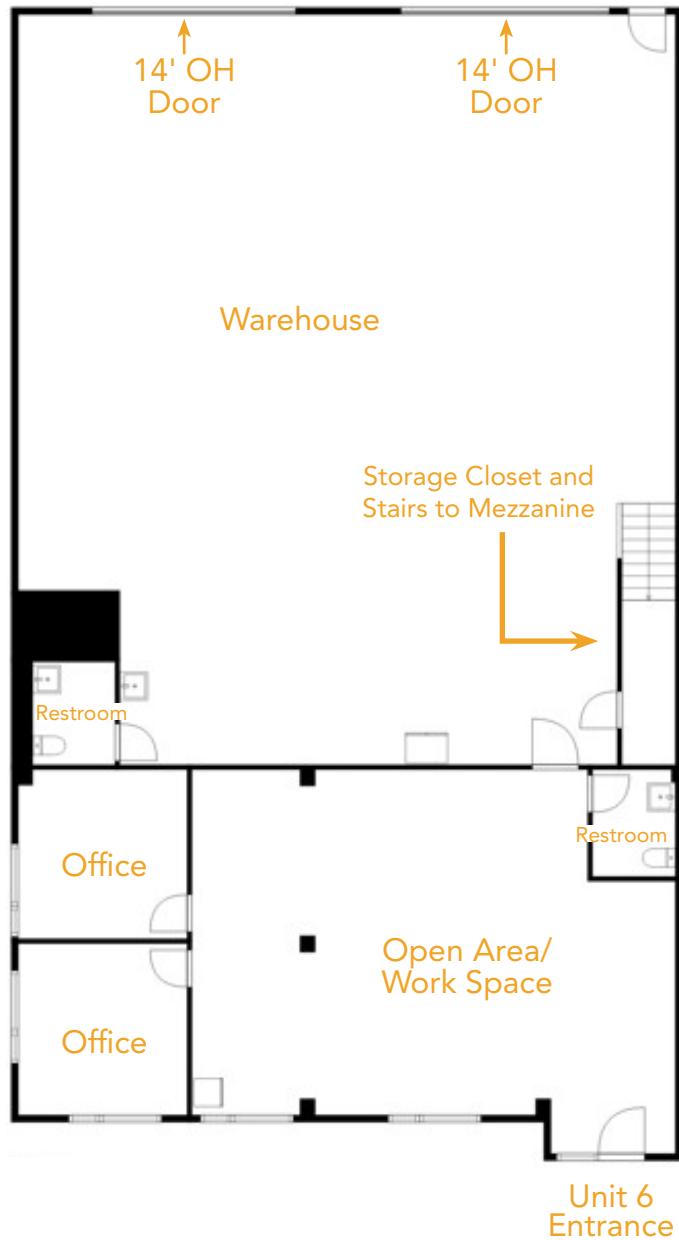
FLEX UNIT BUILT IN 2022 FOR LEASE IN WINDSOR

- Fully sprinkled
- 20' clear height
- Building signage available
- Regional location with quick access to I-25, Highway 392, Highway 257, and Highway 85
- Available Oct. 1, 2025
- Power: 120–208 3-phase
- (2) 14' overhead doors
- Floor drains in warehouse
- Gas unit heaters
- Zoning: Limited Industrial (LI)

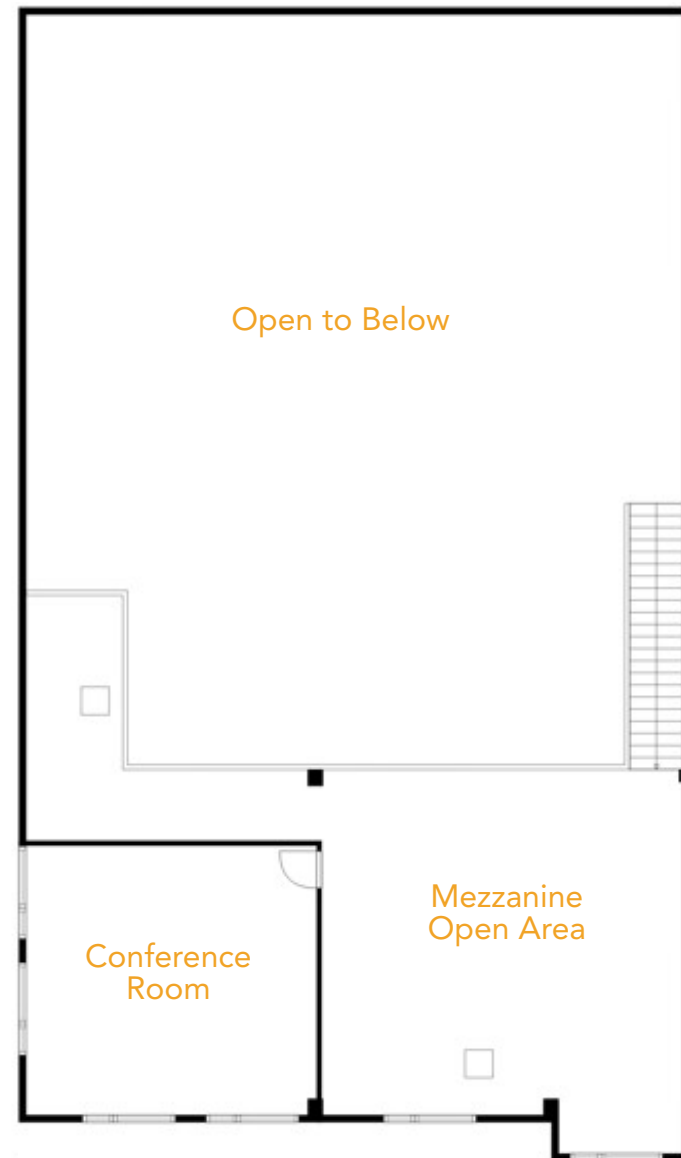


UNIT FLOORPLAN

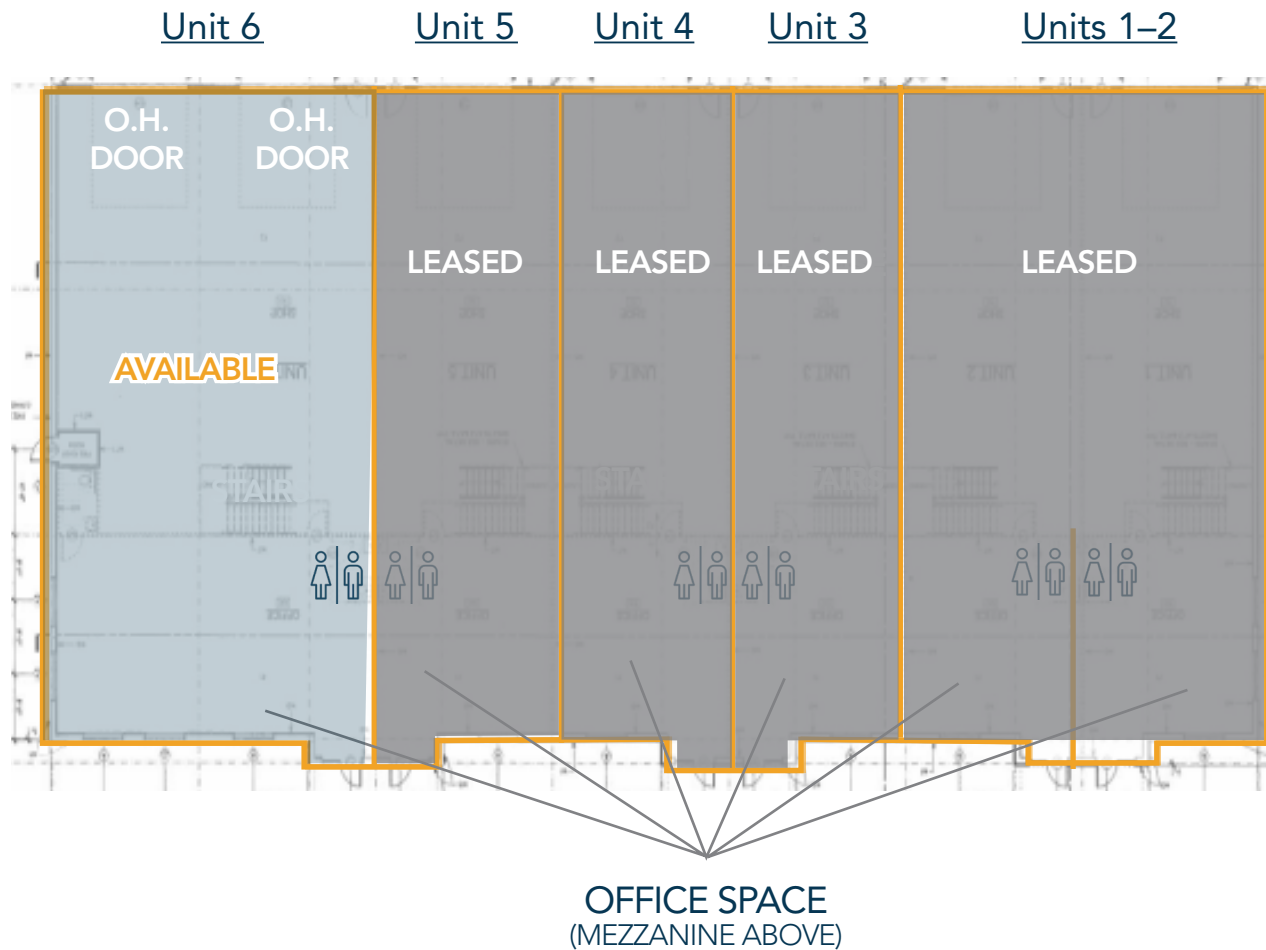
First Floor



Mezzanine



BUILDING FLOORPLAN



PROPERTY SPECIFICATIONS

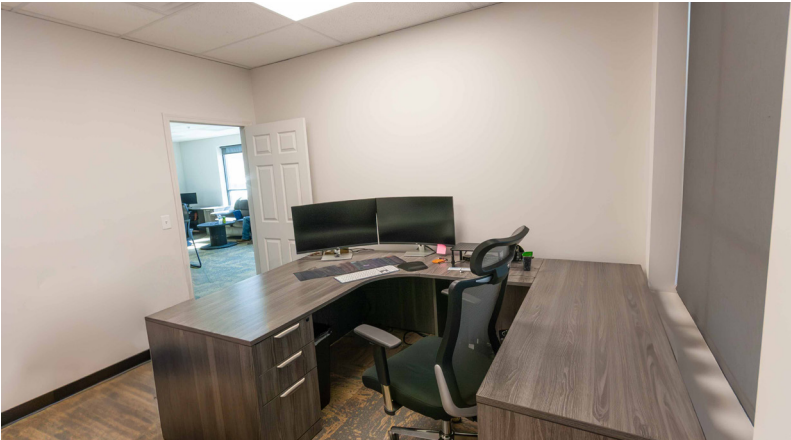
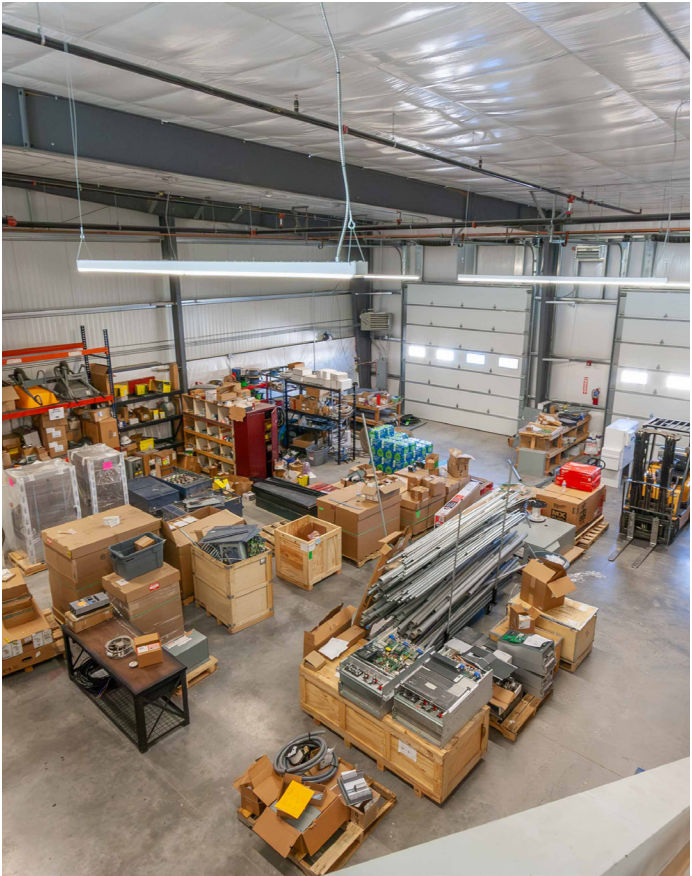
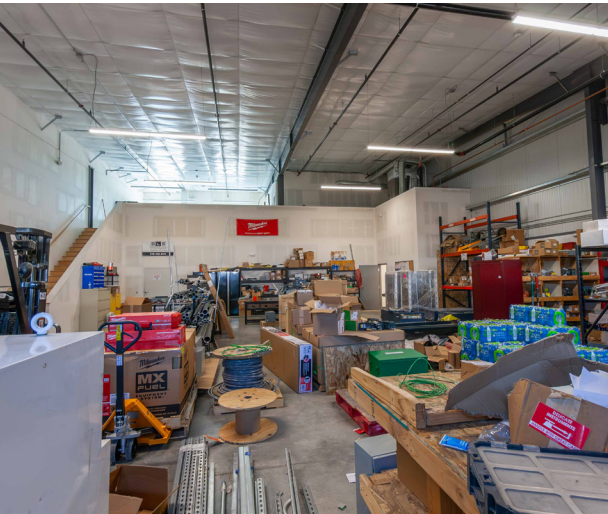
- Mezzanine pan decking and concrete floor
- Wood stairs, support walls and handrails
- 5" concrete floor
- Grid ceiling in first floor offices
- Man doors between offices and shops
- Plumbing for bathrooms, floor drains, and water heater
- Steel studs, drywall and insulation for partition walls, with level 4 drywall finish
- Bathrooms complete
- Electrical outlets in walls, lights under mezzanine
- Fire sprinklers under mezzanine
- Exhaust fan and louver in each unit
- Furnacing, ducting, registers, venting for offices
- Electrical added to finished walls in offices, furnaces and condensing units

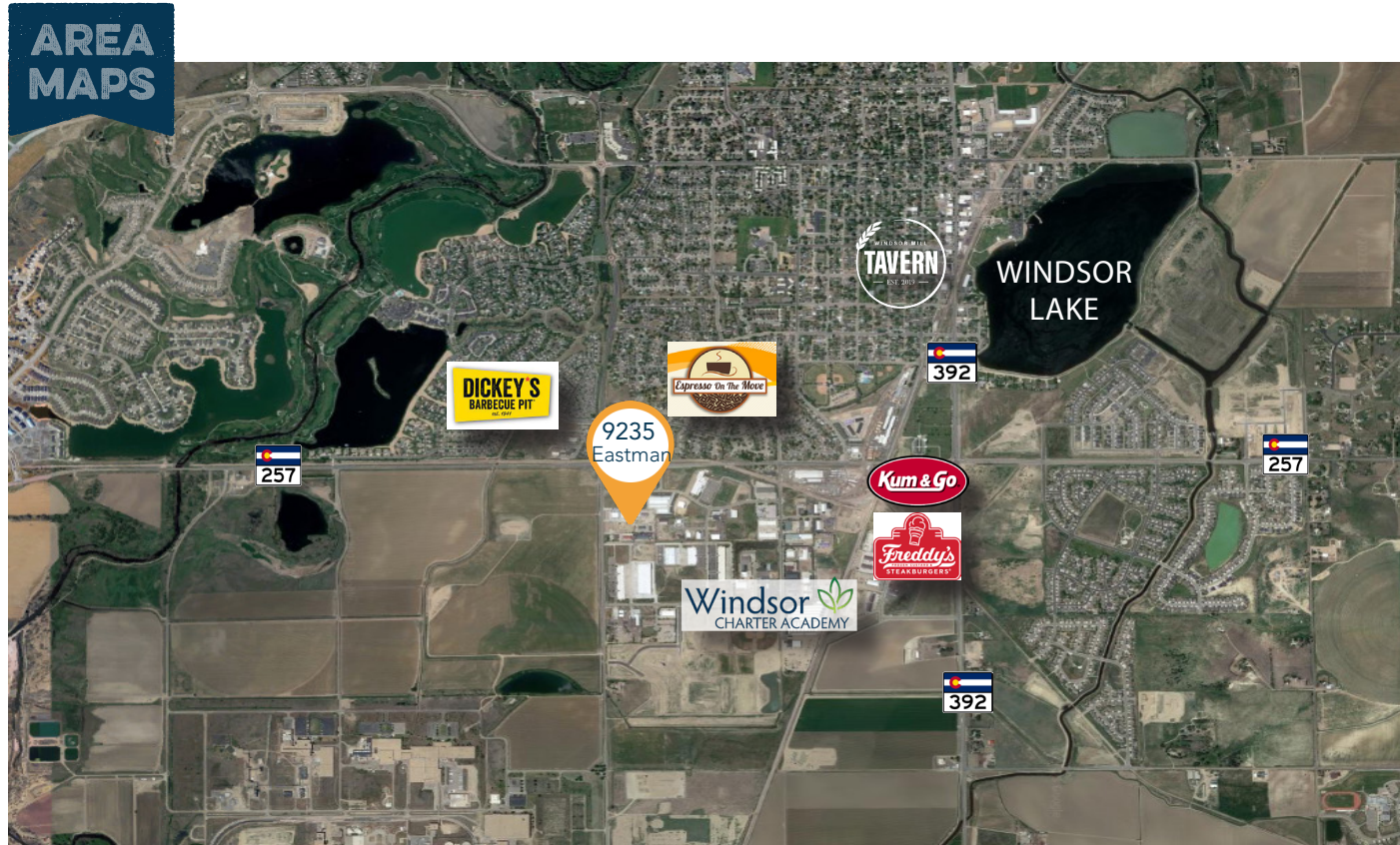


EXTERIOR PHOTOS



INTERIOR PHOTOS





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