

7292 GREENRIDGE RD

#104

WINDSOR, CO 80550



Unit 104:

5,500 SF

Lease Rate

\$16.50 / SF

NNN Rate

\$9.84 / SF

**2025 Estimate*

INDUSTRIAL / FLEX WAREHOUSE WITH OFFICE SPACE FOR LEASE IN WINDSOR

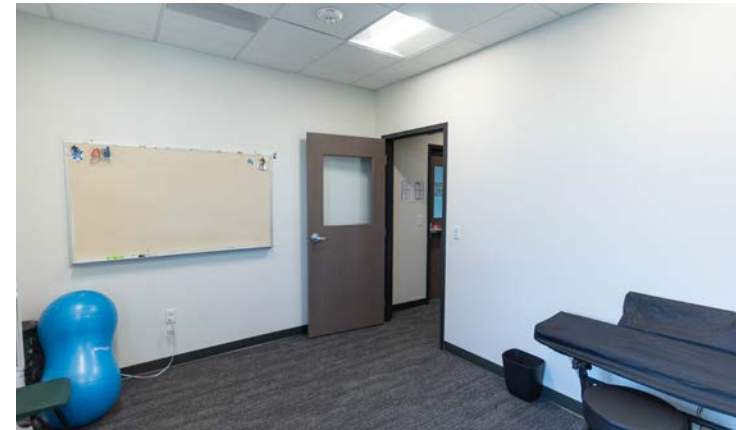
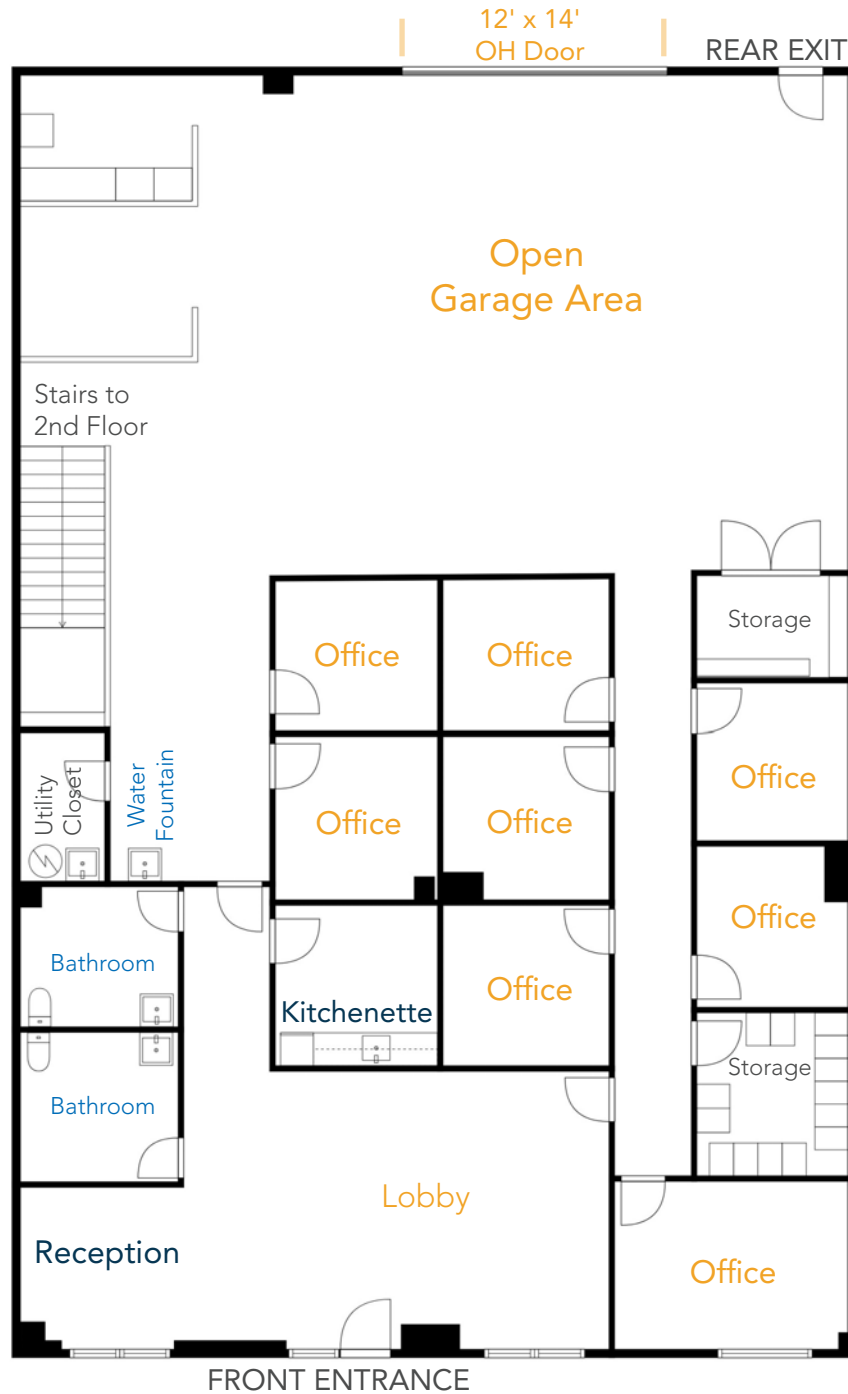
- Modern two-story layout featuring (12) private offices, reception, kitchenette, breakroom, bathrooms, open garage space, and open work area upstairs
- Warehouse includes 12' x 14' overhead door at grade-level with 18' clear height
- Zoned Limited Industrial through the Town of Windsor, with 3-phase / 200-amp power and fully sprinkled throughout
- Prime Windsor location with signage opportunity and easy access to local amenities



EXTERIOR PHOTOS



PHOTOS & FLOORPLAN — MAIN LEVEL



PHOTOS & FLOORPLAN — 2ND LEVEL

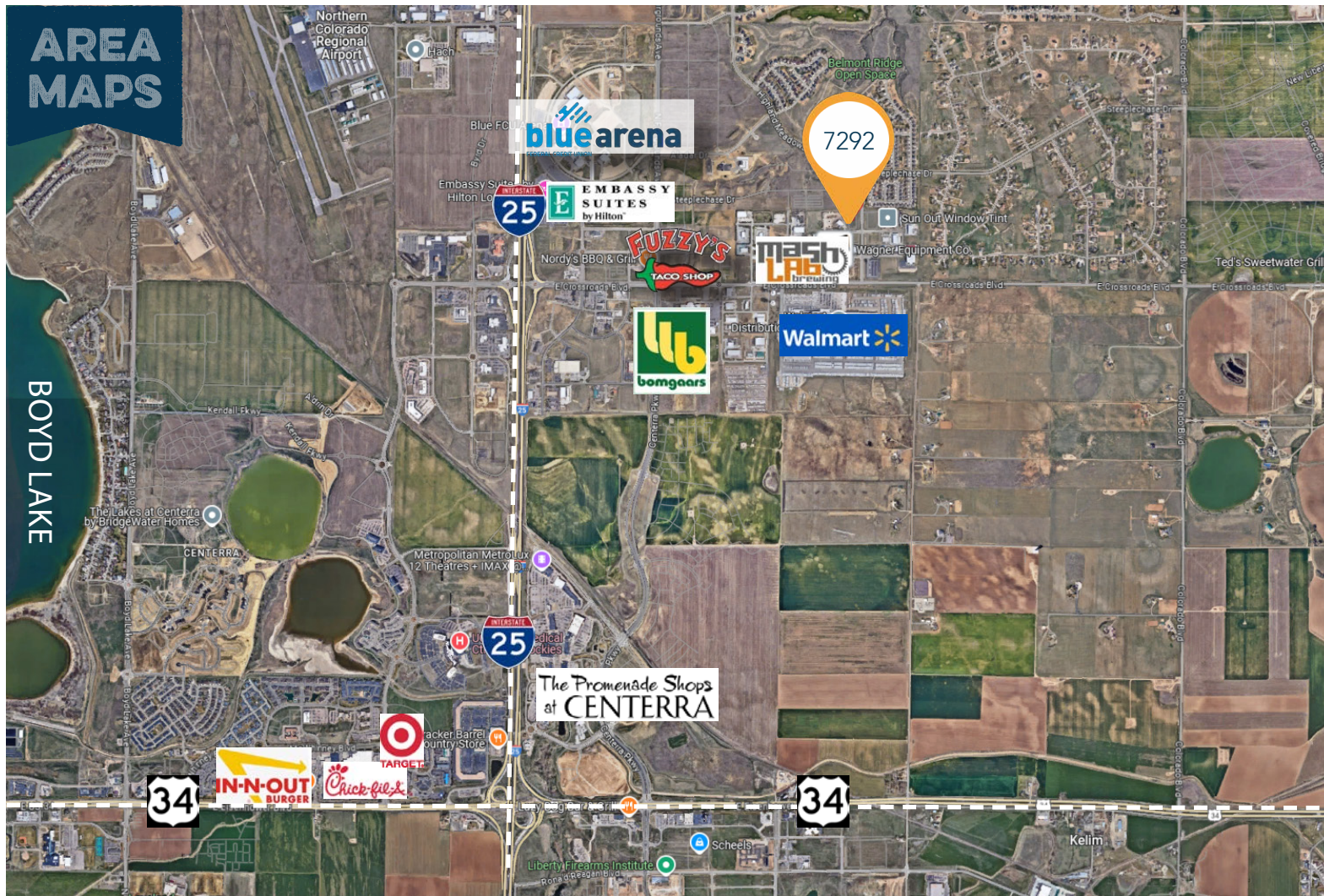


Stairs to
2nd Floor

Open to
Below



7292 GREENRIDGE AREA MAP



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