

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

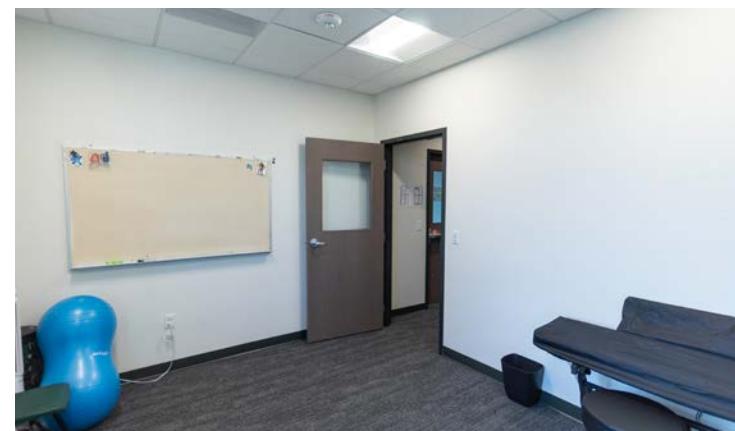
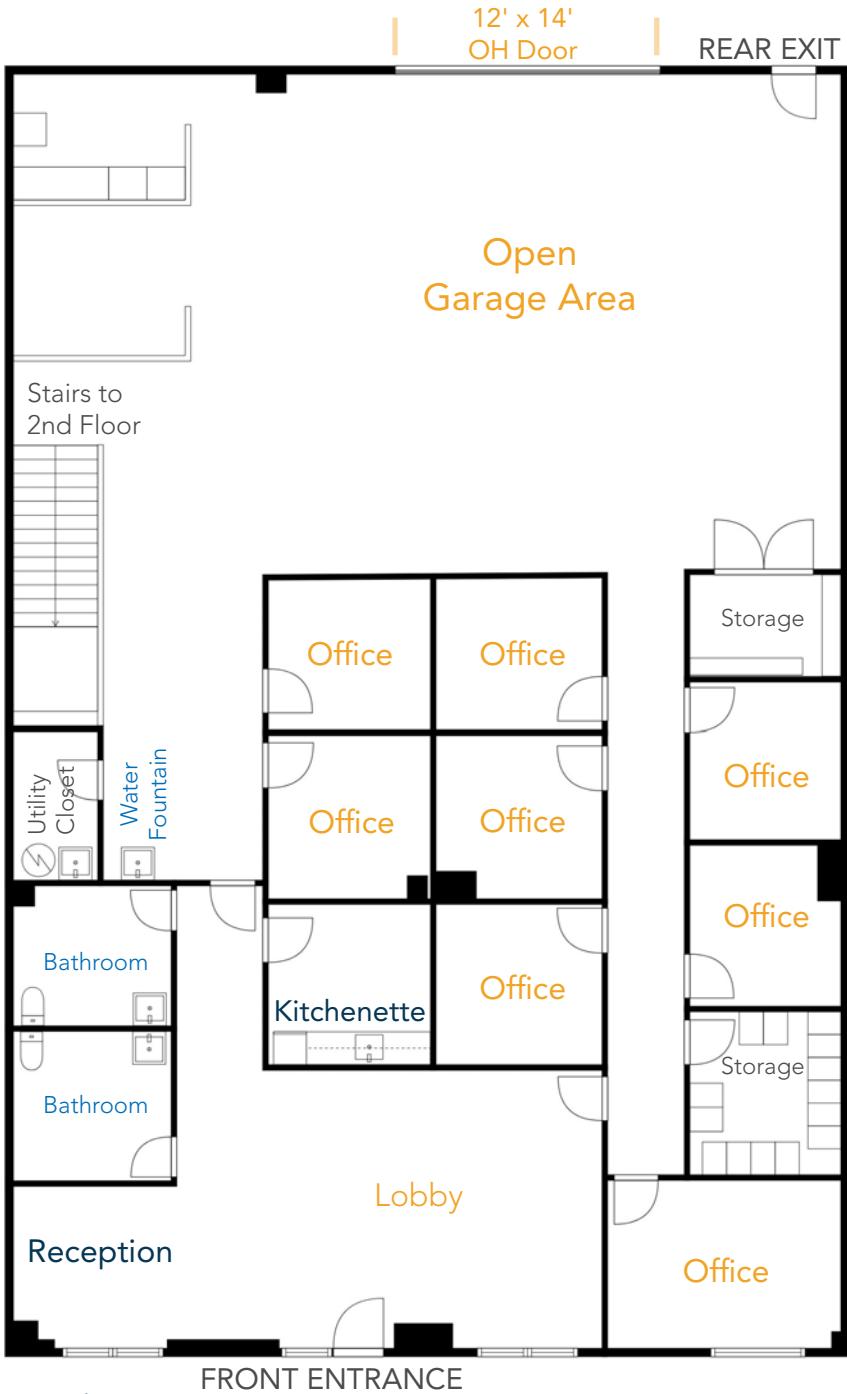
- Modern two-story layout featuring (12) private offices, reception, kitchenette, breakroom, bathrooms, open garage space, and open work area upstairs
- Warehouse includes 12' x 14' overhead door at grade-level with 18' clear height
- Zoned Limited Industrial through the Town of Windsor, with 3-phase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



EXTERIOR PHOTOS



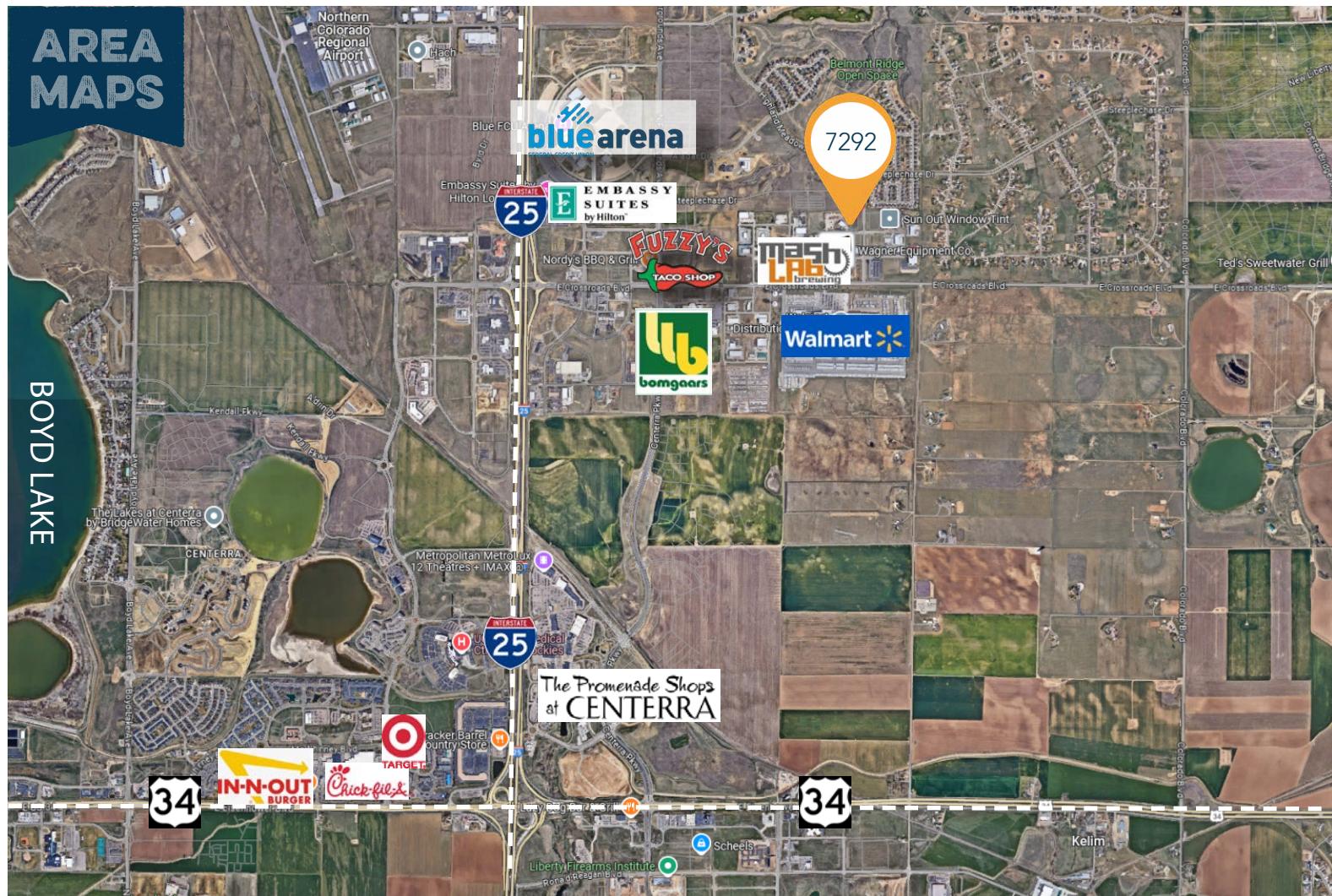
PHOTOS & FLOORPLAN — MAIN LEVEL



PHOTOS & FLOORPLAN — 2ND LEVEL



7292 GREENRIDGE AREA MAP



CONTACT: Nick Norton, CCIM • 970-213-3116 • nnorton@waypointRE.com
Jack Chunko • 970-213-5063 • jchunko@waypointRE.com