



8000 S. County Rd. 5

Windsor, CO 80528



FOR LEASE / SALE | *Development-ready pad site in Windsor*

9,476 SF

BUILDING SIZE

\$24 – 26 / SF

LEASE · NNN

BUILD-TO-SUITE / LEASE DETAILS

\$380 – 405 / SF

CONDO/BUILDING · SALE PRICE

\$475,000

DEVELOPMENT LOT SALE

SALE DETAILS

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125 S Howes St, Suite 500 | Fort Collins, CO 80521

Site plan & building concept



Aerial site plan ±0.78 acre pad with shared parking, drive aisles and monument signage at the corner.



Exterior concept, southwest view: stone, stucco and metal-awning palette (VFLA, schematic design).

The opportunity

Lease rate	\$24 – 26 / SF NNN
Building sale	\$380 – 405 / SF
Development lot sale	\$475,000 · \$13.89/SF 0.78 AC · 34,203 SF
Configuration	Single or Double (2× ±4,738 SF)

Highlights

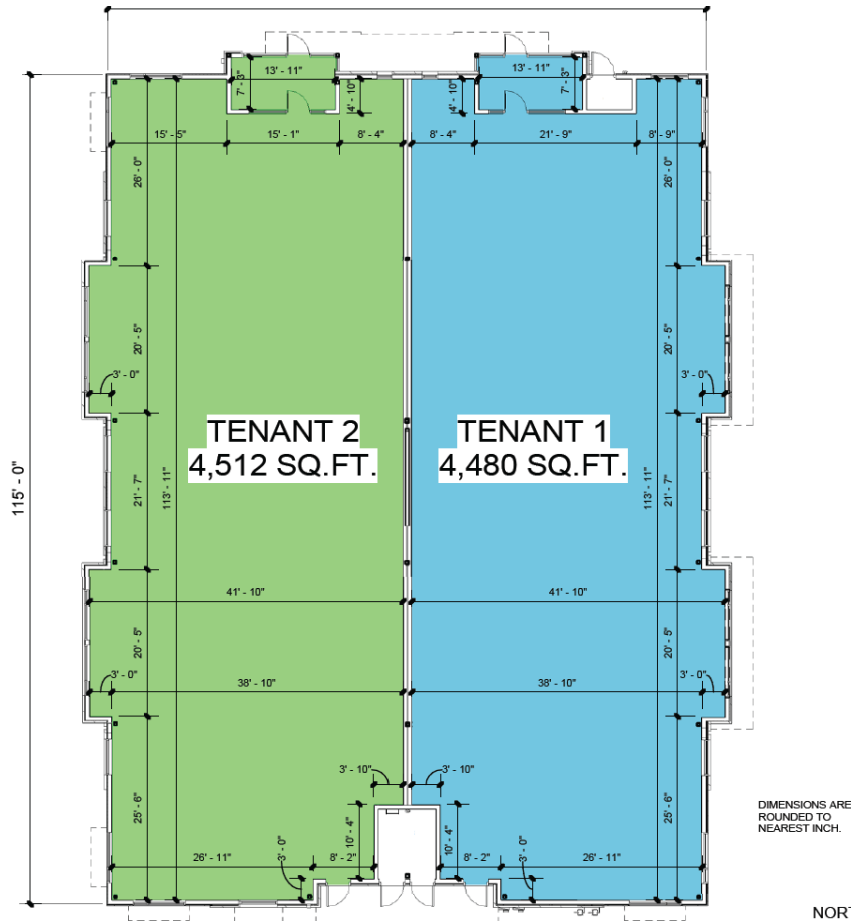
- Standalone building
- Monument & building signage
- Regional location with quick access to I-25
- Permit-ready for office building
- Core / shell delivery
- Build-to-suit, single or multi-tenant layout
- Tenant improvement allowance negotiable
- Prominent surrounding tenants
- Low mil levy

Exterior elevations & materials



Planning elevations: north, south, east and west with trash-enclosure details and the building material legend (stone veneer, stucco, brick and aluminum storefront).
A VFLA schematic design, sheet A3.1; for reference only, not for construction.

Floor plan



WINDSOR M.O.B. TENANT SF

SCALE: 1/16" = 1'-0"



WINDSOR
M.O.B.

TENANT SF

Project number 2020-30
Date 07/19/21

A1.1E

Two-tenant layout

TENANT 1
4,480 SF

TENANT 2
4,512 SF

Total building (gross)

9,476 SF

Configuration options

- **Lease** — single or multi-tenant layout
- **Sale** — full building or separate condos
- Entitled development site, ready to deliver core / shell

Demising plan — 1/16" = 1'-0". Dimensions rounded to nearest inch. VFLA sheet A1.1E.

PROPERTY DETAILS

The particulars

CONSTRUCTION

Total building	9,476 SF
Units A / B	4,738 SF each
Delivery	Core / shell
Status	Permit-ready for office building

SITE DETAILS

Lot size	0.78 AC · 34,203 SF
Property type	Office / medical
Highway access	Quick to I-25
Parcel #	86232-24-006

SIGNAGE & AMENITIES

Monument signage	Yes
Building signage	Yes
Parking	Joint Use

PROPERTY TAX

Mill levy	Low
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DEMOGRAPHICS & TRAFFIC

Median HH income	\$157,961 (3-mi radius)*
Daytime employees	11,301 (3-mi radius)*
Traffic count	10,131

approx VPD on CR5 RD & Hwy 392 N*

*Source: CoStar 2026

The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.

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