



7360 Greendale Rd

Windsor, CO 80550

Industrial warehouse and showroom available for sale in Windsor

BUILDING SIZE

6,384 SF

SITE

0.61 acres

ZONING

Limited Industrial

ASKING PRICE

\$1,675,000

PROPERTY OVERVIEW

7360 Greendale Rd
Windsor, CO 80550



LOADING

- Drive-in loading straight into the shop
- Full concrete drive and turning apron

SITE & YARD

- Freestanding building, no shared walls
- Fenced rear yard with gated access
- Dedicated striped parking lot, ADA stall

STRUCTURE

- Metal panel exterior with stone veneer entry
- Conditioned front office, heated shop
- 3-phase power
- (2) 14' x 14' OH Doors

BUILD-OUT

Finished showroom, office, break room, and ADA restroom in front; open shop behind.

Building remodeled in 2021

DELIVERY

Owner-user opportunity — delivered vacant at closing.



FLOOR PLAN & DETAILS

[View on Google Maps ↗](#)



BUILDING

FORMAT	Freestanding, entire building
STRUCTURE	Steel frame
OVERHEAD DOORS	(2) 14' x 14'
CLEAR HEIGHT	16'
BUILDING SIGNAGE	Yes — front façade

UTILITY PROVIDERS

ELECTRIC	Poudre Valley REA
GAS	Xcel Energy
WATER	Fort Collins–Loveland Water District
SEWER	South Fort Collins Sanitation District & Town of Windsor
STORM-WATER	Town of Windsor

MECHANICAL & SITE

AIR CONDITIONING	Yes
ROOF	Gable, metal
PARKING	Dedicated lot
HVAC	5-ton RTU & Furnace
Water Tap Size	3/4"

SALE TERMS

OWNERSHIP	Siena Real Estate LLC
SOURCE OF SF	Public record
SHOWINGS	By appointment with broker

Real Estate Tax Liability For 2025

\$37,500.50

Association Dues

\$139.04

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— WINDSOR, COLORADO —

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