FOR LEASE/SALE

975 AUTOMATION DRIVE, WINDSOR

NEW INDUSTRIAL/ FLEX BUILDING

PRESENTED BY:

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PROPERTY OVERVIEW

This modern, eye-catching Class A pre-engineered steel building with excellent curb appeal will be complete summer of 2021. The 15,120 SF building is for sale or the units ranging from 2,221 - 5,052 total square feet are for lease.

The floor plan can be leased as one suite or the owner can demise into two separate suites.

The suites offer the capability to build out a second story mezzanine for offices and/or storage area within each bay for even more usable square footage.

Suite B: 2,221 SF-Main Floor 1,250 SF-Mezzanine

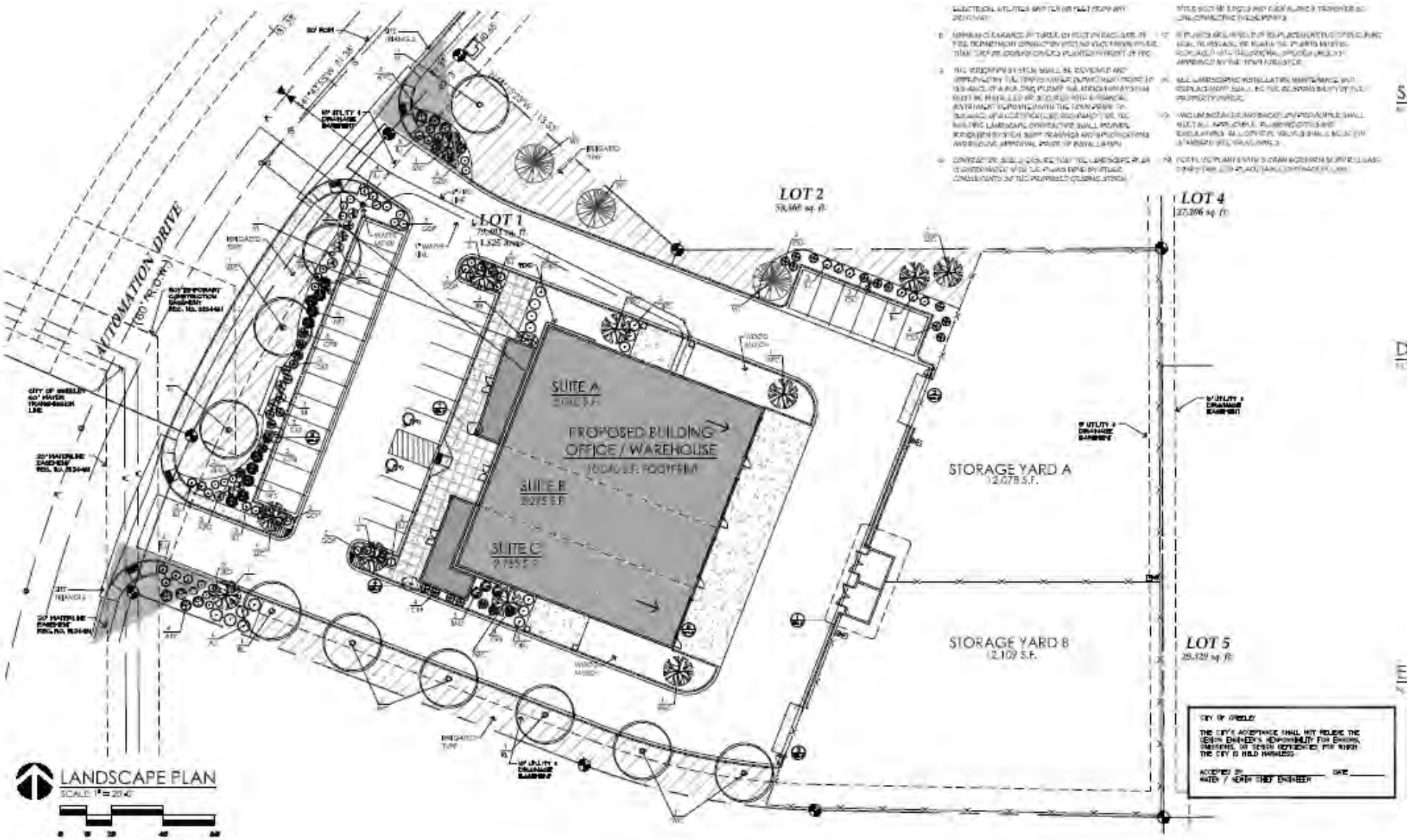
Suite C: 2,831 SF-Main Floor 1,229 SF-Mezzanine

OFFERING SUMMARY

SALE PRICE:	$2,800,000
LEASE RATE	$15.00 SF/yr (NNN)
BUILDING SIZE:	15,120 SF
AVAILABLE SF:	2,221-5,052 SF
LOT SIZE:	1.8 Acres
YEAR BUILT:	2021
ZONING:	I-L
MARKET:	Windsor
SUBMARKET:	Northern Colorado
APN:	R3350205

PROPERTY HIGHLIGHTS

- The building will have a total of four 14' overhead doors, one for each suite
- Each suite will have access to a secured outdoor, fenced, gravel-based storage consisting of approximately 12,109 SF of yard (which can be demised)
- Each suite will include one restroom, and a unit heater within the warehouse
- There is ample parking, totaling 30 shared spaces to include 2 ADA spaces
- The space can be demised to two suites
- 24' ceilings with the ability to build-out a second-floor mezzanine for additional office/storage space
- Projected to be available summer of 2021


LANDSCAPE PLAN
AUTOMATION DRIVE
LOT 1
LOT 2
LOT 4
LOT 5
SUITE A
PROPOSED BUILDING
OFFICE / WAREHOUSE
SUITE B
SUITE C
STORAGE YARD A
STORAGE YARD B