

FOR SALE

621 INNOVATION CIRCLE, SUITE A-1
WINDSOR, COLORADO 80550



PRICE REDUCED



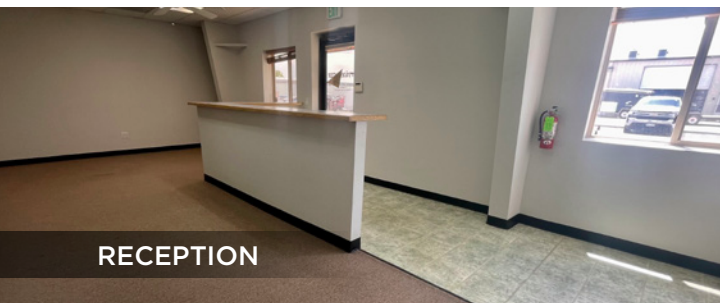
2,429 SF ENDCAP FLEX CONDO FOR SALE

Sale Price: ~~\$546,525 (\$225/SF)~~ \$510,090 (\$210/SF)

This flex condo is a perfect owner/user opportunity. This property offers monument signage, extra storage space, and two overhead doors. Office, flex, retail or other industrial uses would also work well in this prime location.

PROPERTY DETAILS

Total Building Size	9,600 SF
Available Size	2,429 SF
YOC	1996
Clear Height	12'
Loading	(2) 12'x12' Drive-in doors
Storage	Separate building
Signage	Monument

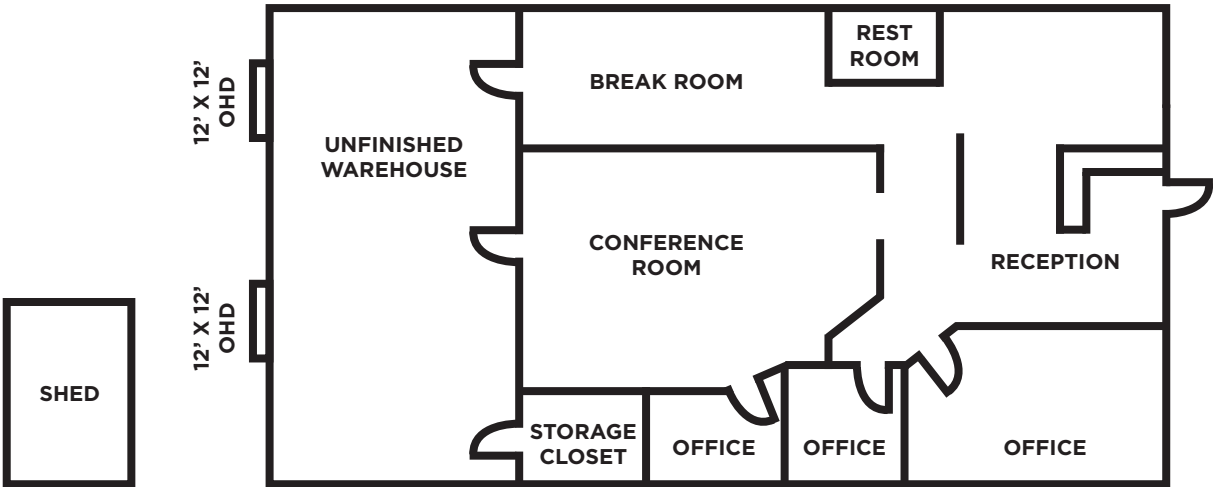


RECEPTION

FLEX CONDO FOR SALE
WINDSOR, COLORADO 80550



FLOOR PLAN | SUITE A-1 | 2,429 SF



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DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
2022 Population	20,325	43,253	222,553
2027 Population Projection	24,231	51,947	259,058
2022 Households (HH)	7,505	16,191	83,719
Average HH Income	\$116,656	\$126,653	\$111,919

Source: CoStar, 2022

Traffic Counts

Highway 392	15,829 VPD
Highway 257	11,742 VPD

Source: CDOT 2021

Contact

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