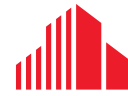


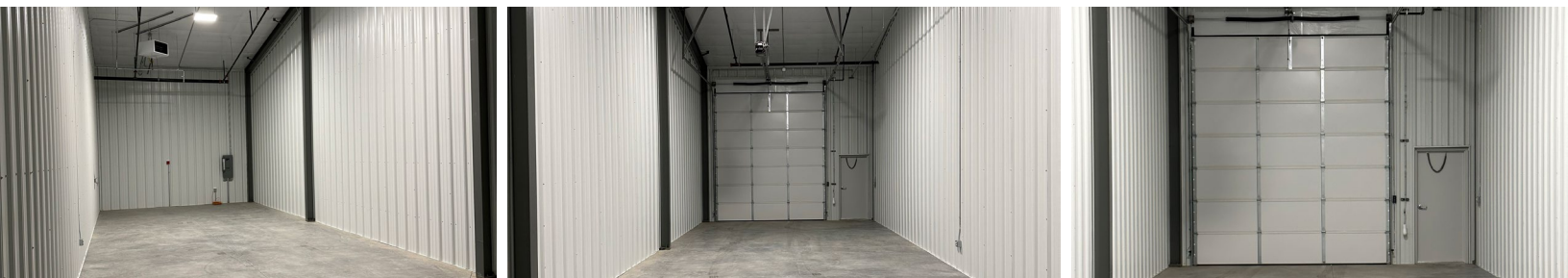
FOR SALE OR LEASE

360 RANCHO CIRCLE

UNIT 200 | WINDSOR, CO 80550



CUSHMAN &
WAKEFIELD



1,200 SF INDUSTRIAL WAREHOUSE AVAILABLE

LEASE RATE: \$12.00/SF NNN | NNN EXPENSES: \$8.20/SF

SALE PRICE: \$260,000 | \$216.66/SF

SELLER FINANCING MAY BE AVAILABLE FOR QUALIFIED BUYERS

360 Rancho Circle, Unit 200 is a brand new warehouse that's perfect for boat and RV storage as well as small business operations and other uses. It includes one 14' x 12' overhead door and 200 Amp, 110 Volt power. The site is secured and users have 24/7 access to their space. This unit currently does not have restrooms installed but there are hookups for a restroom to be added.

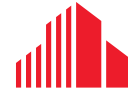
PROPERTY FEATURES

Available for Occupancy	December, 2024
Available Size	1,200 SF
Loading	(1) 14' x 12' OHD
Power	200 Amp, 110 Volt

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360 RANCHO CIRCLE

UNIT 200 | WINDSOR, CO 80550



CUSHMAN &
WAKEFIELD



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