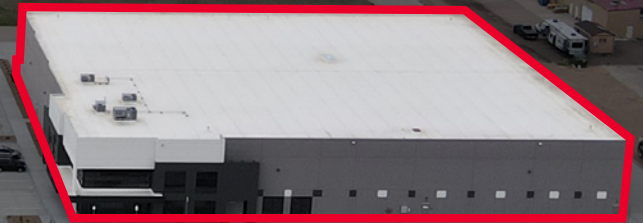


AVAILABLE FOR SALE

1130 & 1132

DIAMOND VALLEY DRIVE

WINDSOR, CO 80550



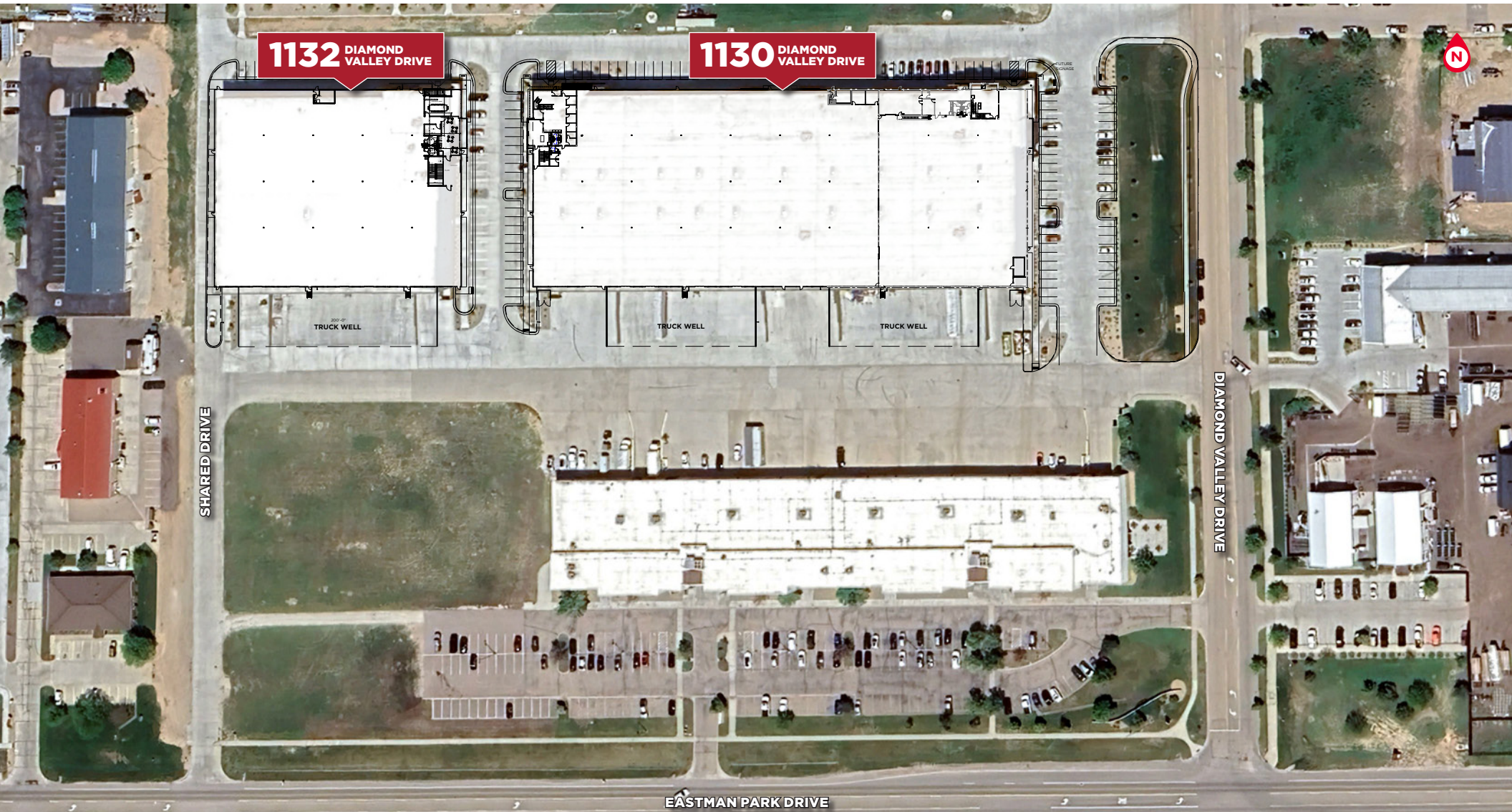
1130 DIAMOND VALLEY DRIVE
102,500 SF AVAILABLE

1132 DIAMOND VALLEY DRIVE
49,273 SF AVAILABLE

SALE PRICE
\$178/SF

 **CUSHMAN & WAKEFIELD**

PROPERTY OVERVIEW





PROPERTY PROFILE

1130 & 1132 DIAMOND VALLEY DRIVE

1130 & 1132 Diamond Valley Drive, in Windsor, Colorado are situated in a prime location with modern amenities and excellent accessibility. These facilities are well-suited for a variety of business operations within Windsor's growing market. 1132 Diamond Valley is tailored for efficient loading and unloading processes. Ample parking and flexible floor plans further complement its appeal.



CLEAR HEIGHT
30'-34'



ZONING
Limited Industrial



USE
Industrial/Distribution

1130 DIAMOND VALLEY DRIVE



RBA
± 102,500 SF



LOT SIZE
± 6.5 Acres



POWER
480V, 3PH,
1200 AMP
Service



LOADING
6 Dock-High Doors
2 - 12'x14' Drive-In
OHD's
**Cut outs for additional
doors*



YOC
2020



WATER TAPS
1"

1132 DIAMOND VALLEY DRIVE



RBA
± 49,273 SF



LOT SIZE
± 2.2 Acres



POWER
480V, 3PH,
600 AMP
**Power can be
upgraded if
demand exists (with
Xcel)*



LOADING
4 Dock-High Doors
1 - 12'x14' Drive-In
OHDs
**Cut outs for additional
doors*

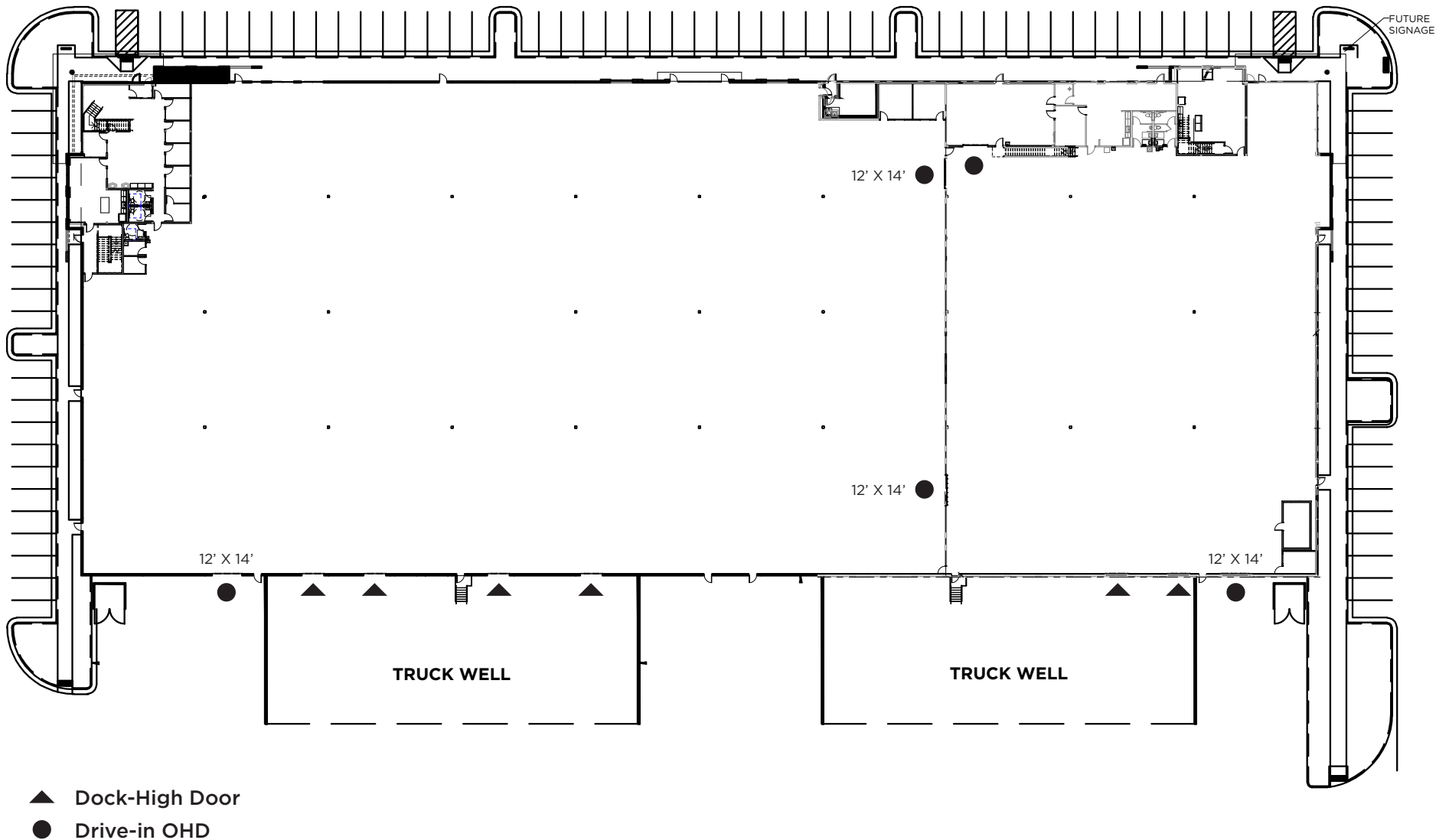


YOC
2021



WATER TAPS
1"

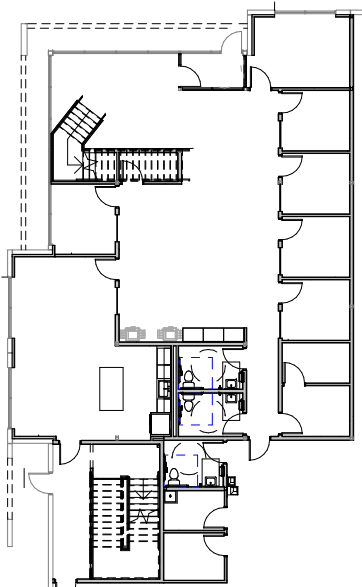
BUILDING 1130 DIAMOND VALLEY DRIVE



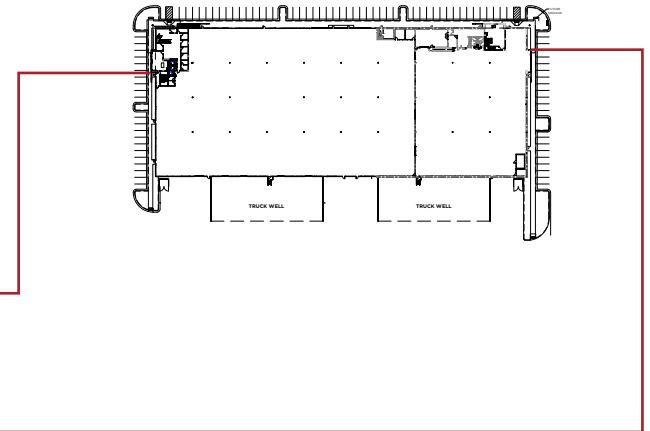
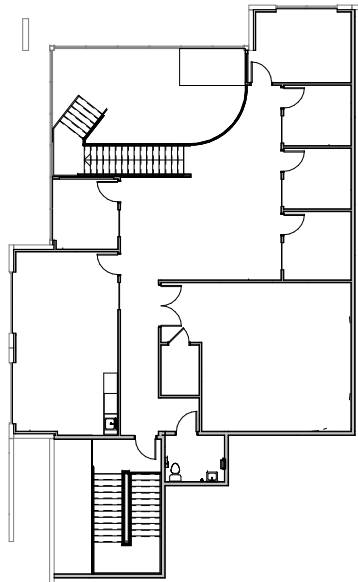
BUILDING 1130 DIAMOND VALLEY DRIVE

OFFICE 1 - NORTHWEST END

FIRST FLOOR | $\pm 3,290$ SF

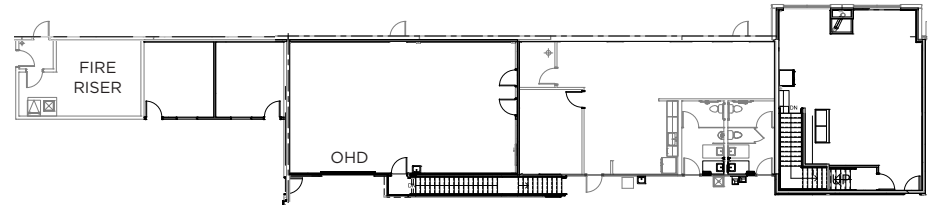


SECOND FLOOR | $\pm 2,318$ SF

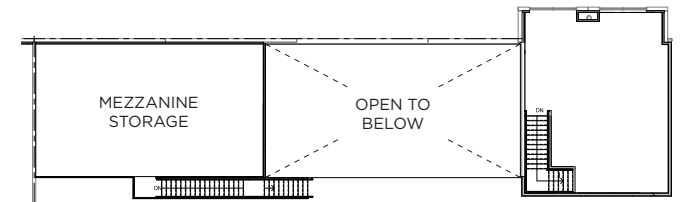


NORTHEAST END

FIRST FLOOR | $\pm 3,756$ SF



SECOND FLOOR | $\pm 1,970$ SF

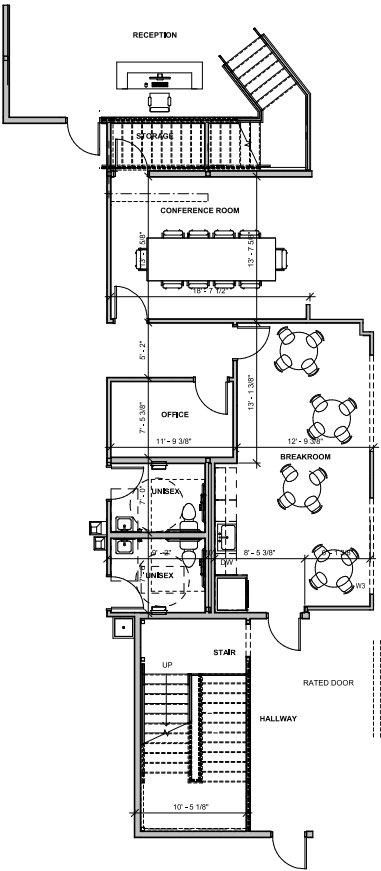


- ▲ Dock-High Door
 ● Drive-in OHD

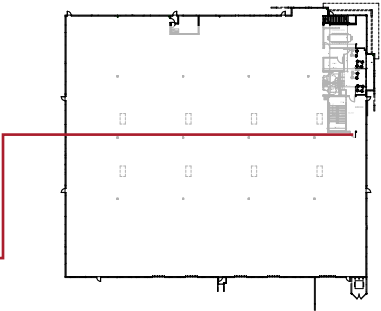
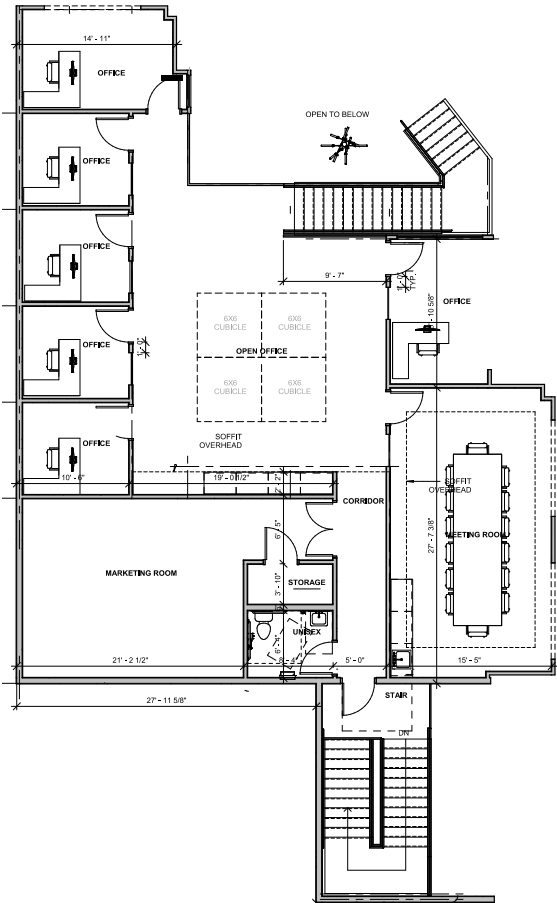
BUILDING 1132 DIAMOND VALLEY DRIVE

NORTHWEST END

FIRST FLOOR | ±1,404 SF



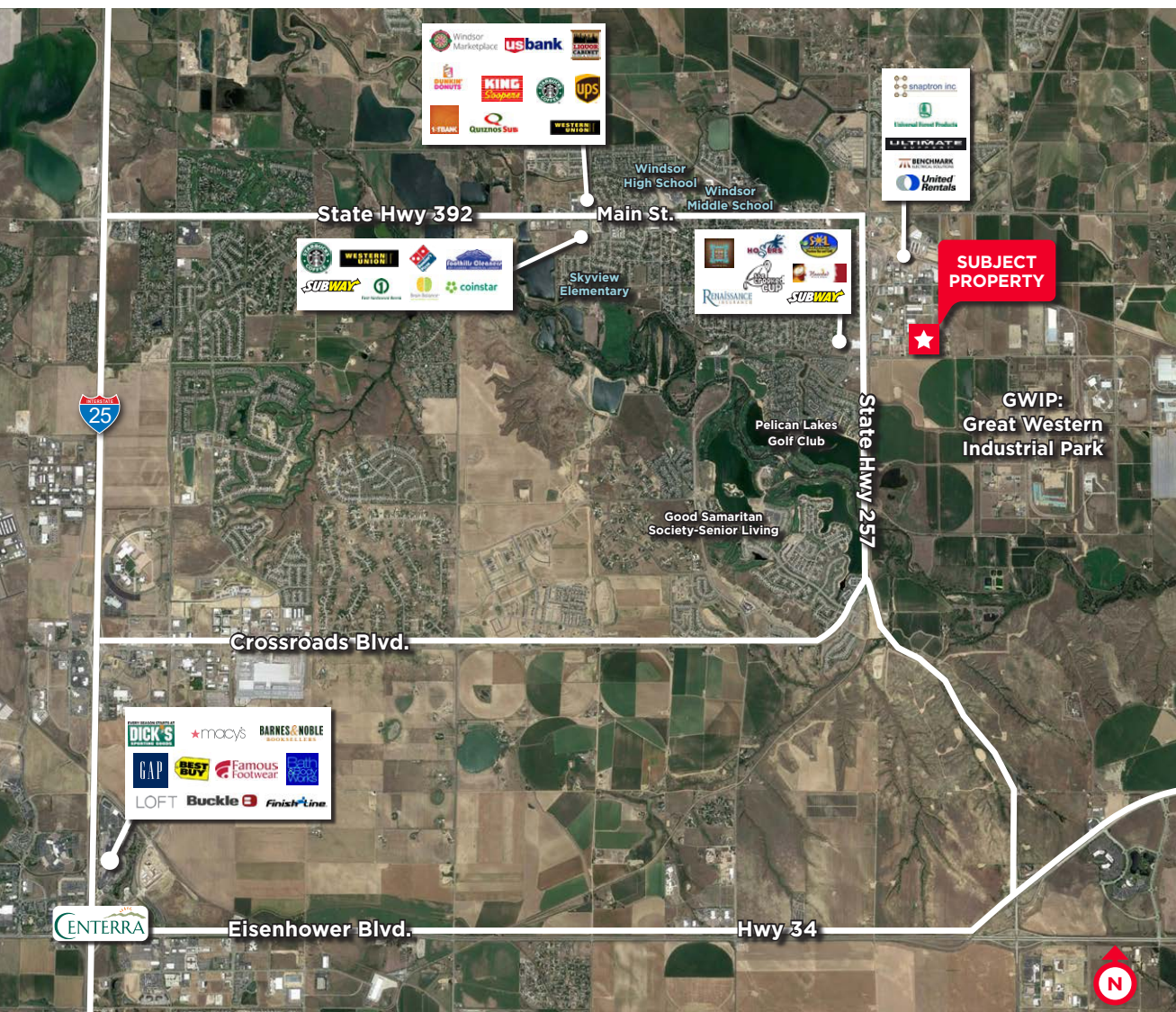
SECOND FLOOR | ±2,482 SF



MARKET OVERVIEW

NORTHERN COLORADO

Welcome to Northern Colorado, where the majestic Rockies backdrop a region experiencing rapid growth and a surge in new residents. From the lively cultural hub of Fort Collins to the quaint charm of Windsor, Loveland, Greeley, each town offers a unique blend of community, recreation, and economic opportunity. Northern Colorado prides itself on sustainable development and preserving its natural beauty, ensuring a harmonious balance between growth and environmental stewardship. Explore scenic trails, savor local cuisine, or immerse yourself in the vibrant arts scene—Northern Colorado beckons as a dynamic place to live, work, and thrive.



746,250
2024 Population



282,542
2024 Households (HH)



\$124,221
Average HH Income



36.7
Median Age



10 MINUTES
to I-25, 3 min to Hwy 257 with direct
access to Hwy 34 then I25/85

AVAILABLE FOR SALE



1130 & 1132

DIAMOND VALLEY DRIVE

WINDSOR, CO 80550



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