

1130 & 1132

DIAMOND VALLEY DRIVE
WINDSOR, CO 80550



AVAILABLE FOR SALE OR LEASE



BUILDING DETAILS

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.



USE
Industrial/
Distribution



CLEAR HEIGHT
30'-34'



WATER TAPS
1"



ZONING
Limited Industrial

1130

**DIAMOND
VALLEY DRIVE**

RBA ± 102,500 SF

LOT SIZE ± 6.5 Acres

YOC 2020

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

POWER 480V, 3PH, 1200 AMP Service

1132

**DIAMOND
VALLEY DRIVE**

RBA ± 49,273 SF

LOT SIZE ± 2.2 Acres

YOC 2021

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

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

PRICING STRUCTURE

PORTFOLIO

1130 & 1132 DIAMOND VALLEY

SALES PRICE: \$26,000,000.00 (\$171/SF)

LEASE RATE: NEGOTIABLE

INDIVIDUAL PROPERTY

1130

**DIAMOND
VALLEY DRIVE**

SALES PRICE: NEGOTIABLE

LEASE RATE: NEGOTIABLE

INDIVIDUAL PROPERTY

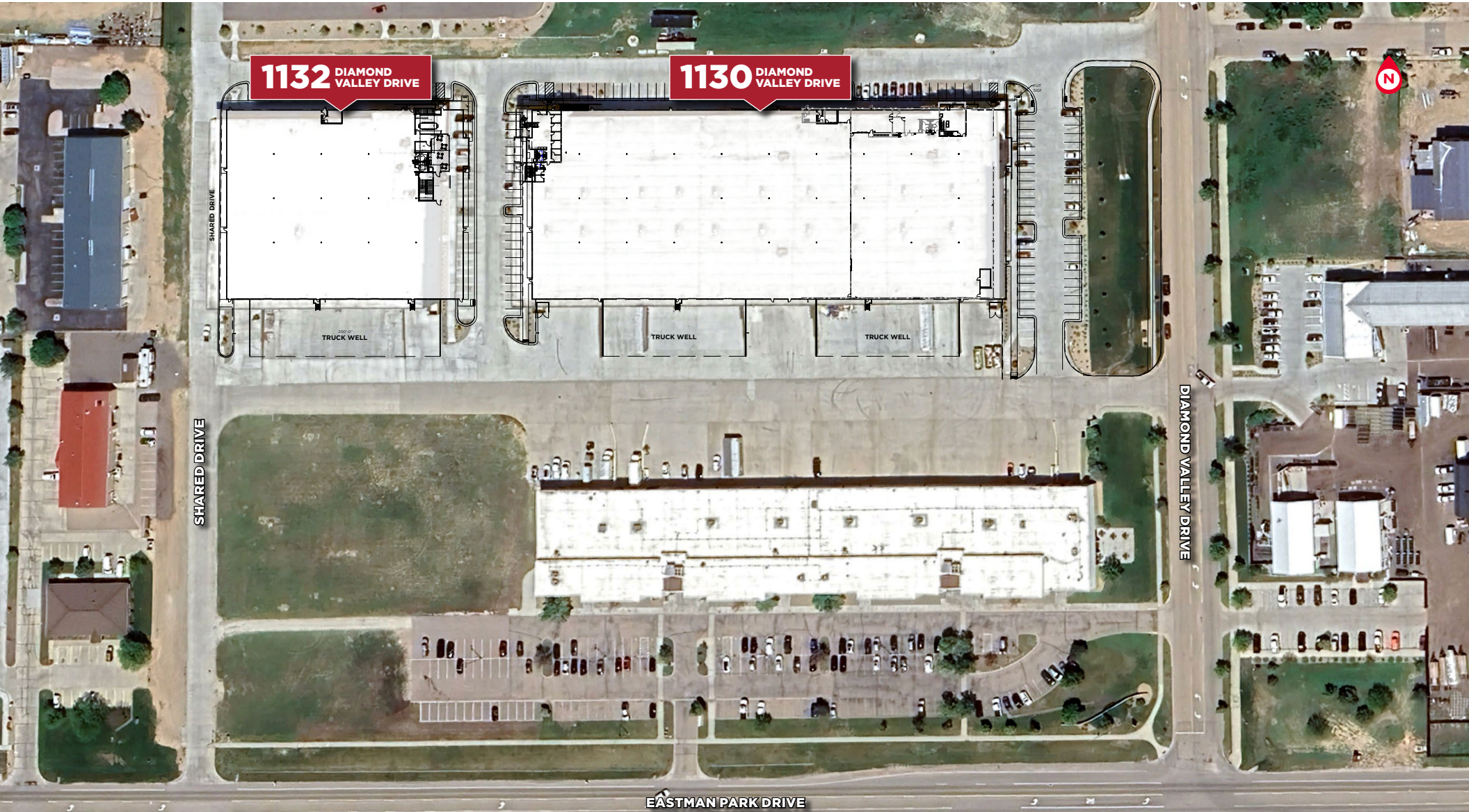
1132

**DIAMOND
VALLEY DRIVE**

SALES PRICE: NEGOTIABLE

LEASE RATE: NEGOTIABLE

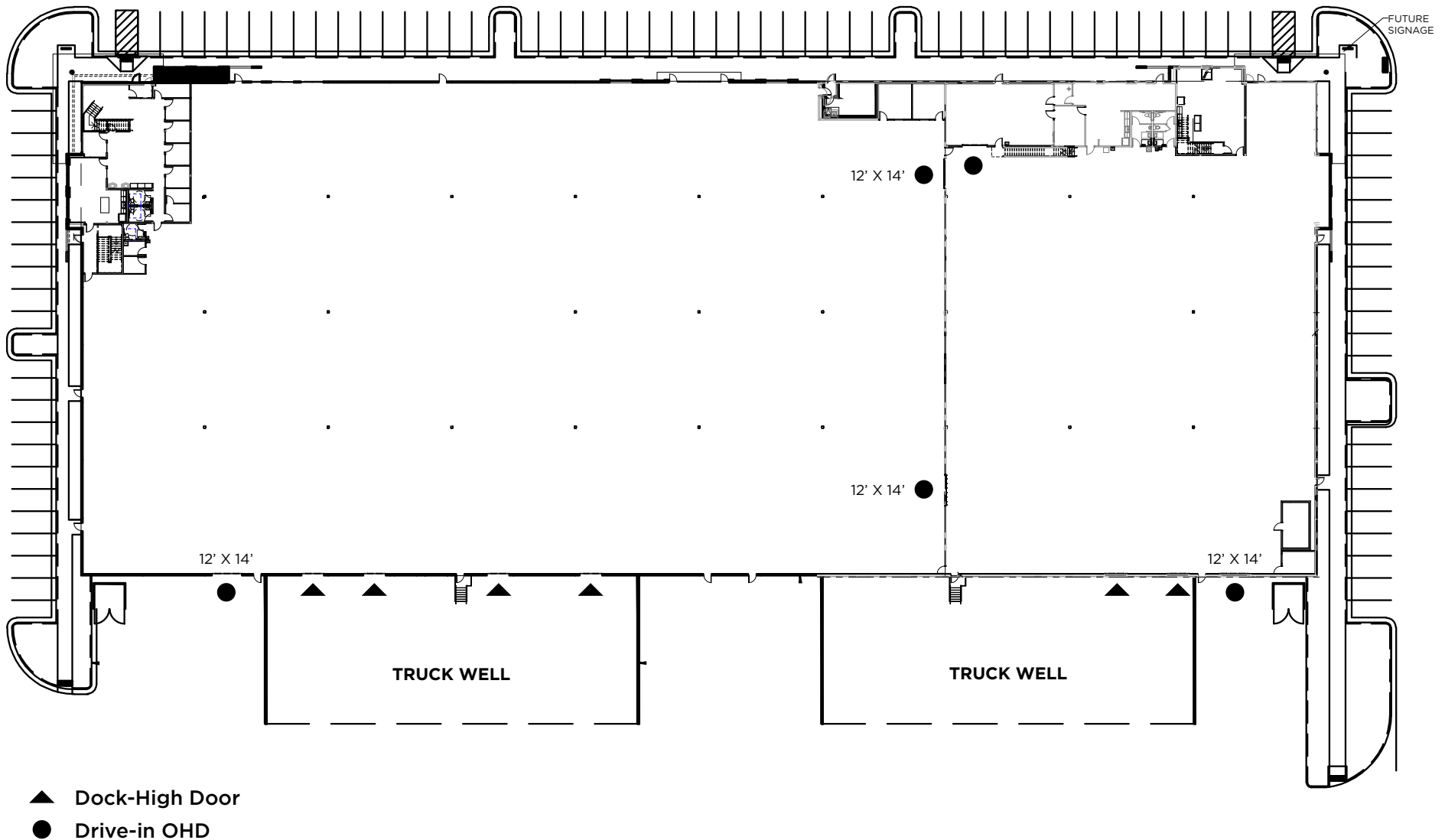
PROPERTY OVERVIEW





1130 DIAMOND VALLEY DRIVE

FLOOR PLAN



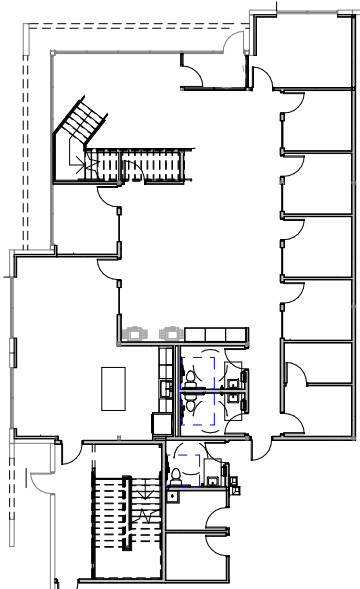
1130 DIAMOND VALLEY DRIVE

OFFICE FLOOR PLAN

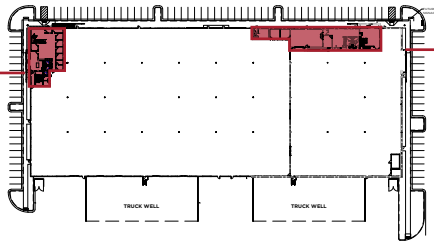
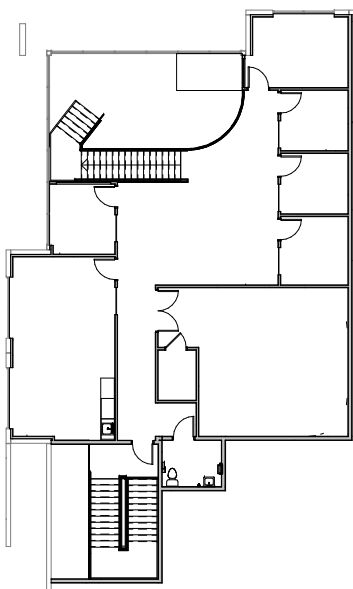


NORTHWEST END

FIRST FLOOR | $\pm 3,290$ SF

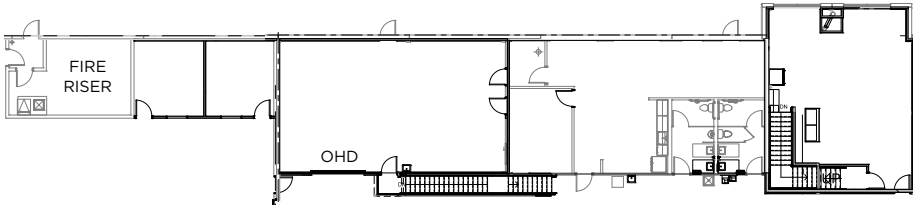


SECOND FLOOR | $\pm 2,318$ SF

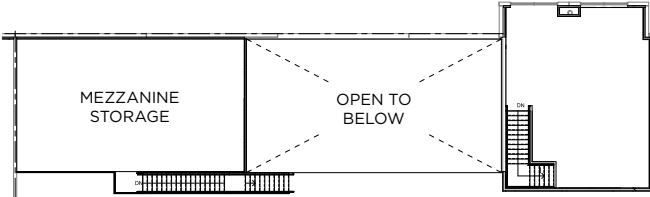


NORTHEAST END

FIRST FLOOR | $\pm 3,756$ SF

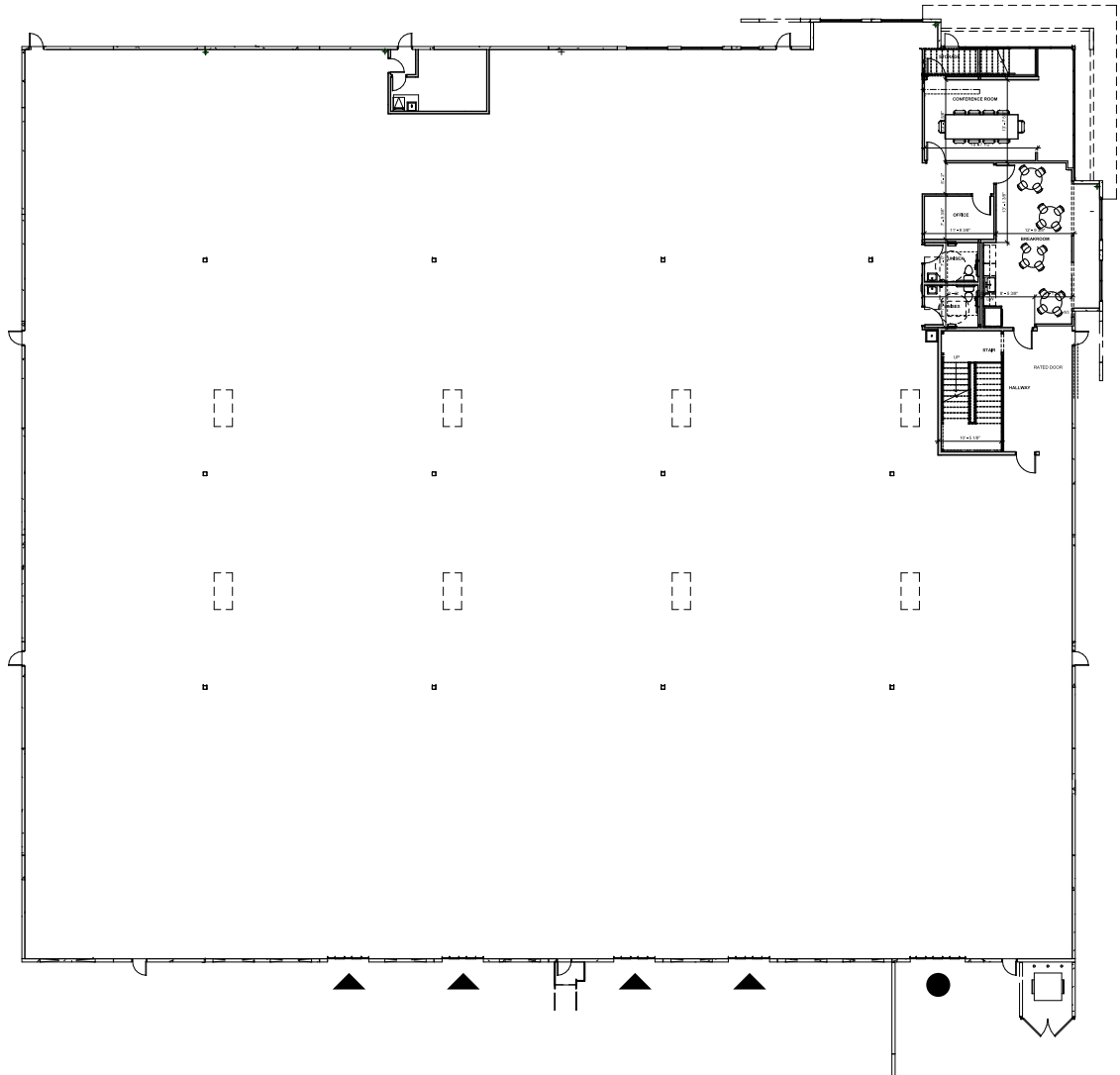


SECOND FLOOR | $\pm 1,970$ SF



1132 DIAMOND VALLEY DRIVE

FLOOR PLAN



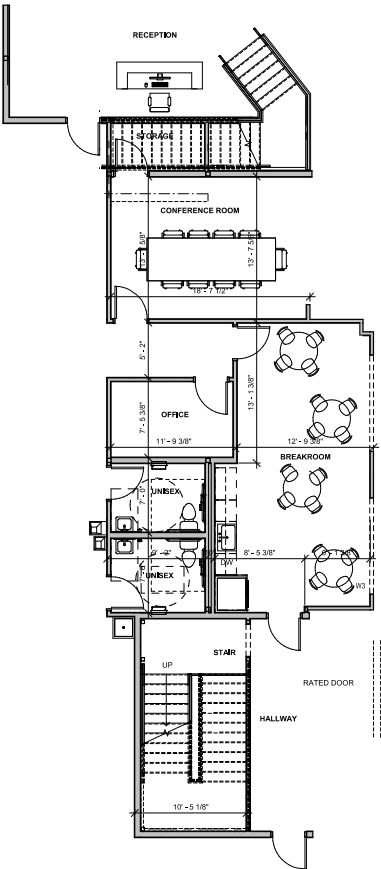
- ▲ Dock-High Door
- Drive-in OHD

1132 DIAMOND VALLEY DRIVE

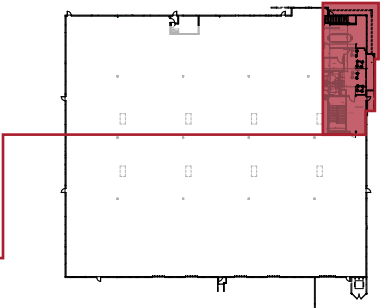
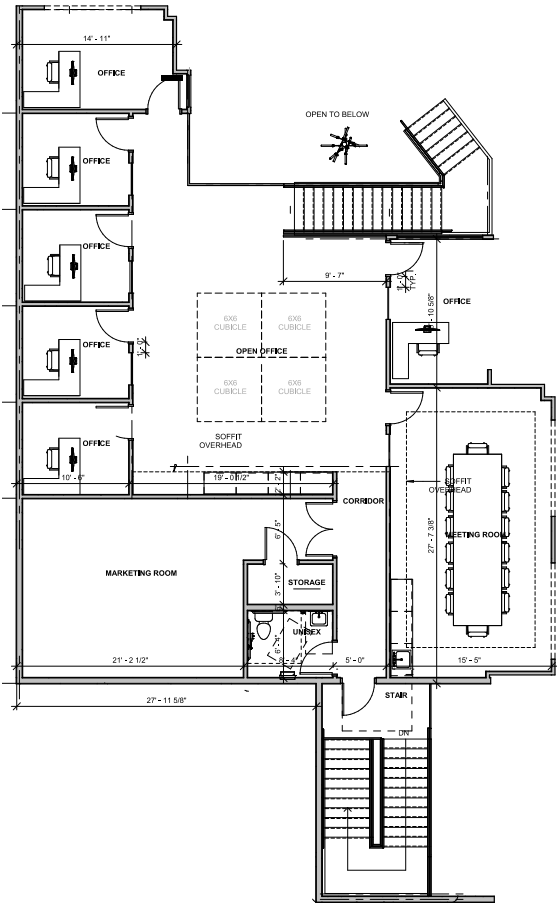
OFFICE FLOOR PLAN

NORTHWEST END

FIRST FLOOR | ±1,404 SF



SECOND FLOOR | ±2,482 SF



MARKET OVERVIEW

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

Population (2024)


282,542

Households (2024)


\$124,221

Average HH Income (2024)


36.7

Median Age (2024)


10 MINUTES

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

1130 & 1132



DIAMOND VALLEY DRIVE WINDSOR, CO 80550

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