

GREAT WESTERN INDUSTRIAL PARK

31815 GREAT WESTERN DRIVE

WINDSOR, CO 80550

AVAILABLE FOR LEASE

WAREHOUSE & DRY STORAGE



AVAILABLE FOR LEASE

Discover unparalleled industrial space at 31815 Great Western Drive, nestled within the prestigious Great Western Industrial Park. This property is designed to meet all your business needs with its impressive clear height, robust power infrastructure, and convenient dock facilities. Efficient overhead doors further enhance the functionality, making it perfect for optimizing storage, streamlining logistics, and boosting manufacturing capabilities.

Strategically located for optimal accessibility and logistical flow, this warehouse is tailored to enhance operational efficiency and support substantial growth. Elevate your business operations with this prime leasing opportunity, offering a sustainable and effective solution for your industrial requirements.

PROPERTY DETAILS



WAREHOUSE AVAILABLE
31,562 RSF



DRY STORAGE AVAILABLE
9,485 RSF



BUILDING SIZE
99,536 SF



SITE SIZE
5.32 Acres



CLEAR HEIGHT
35' - 40'



CRANES
TWO 2-TON



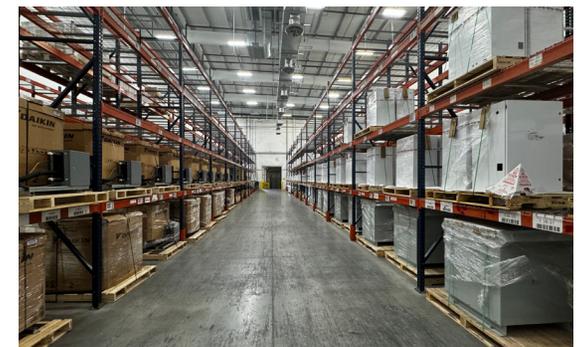
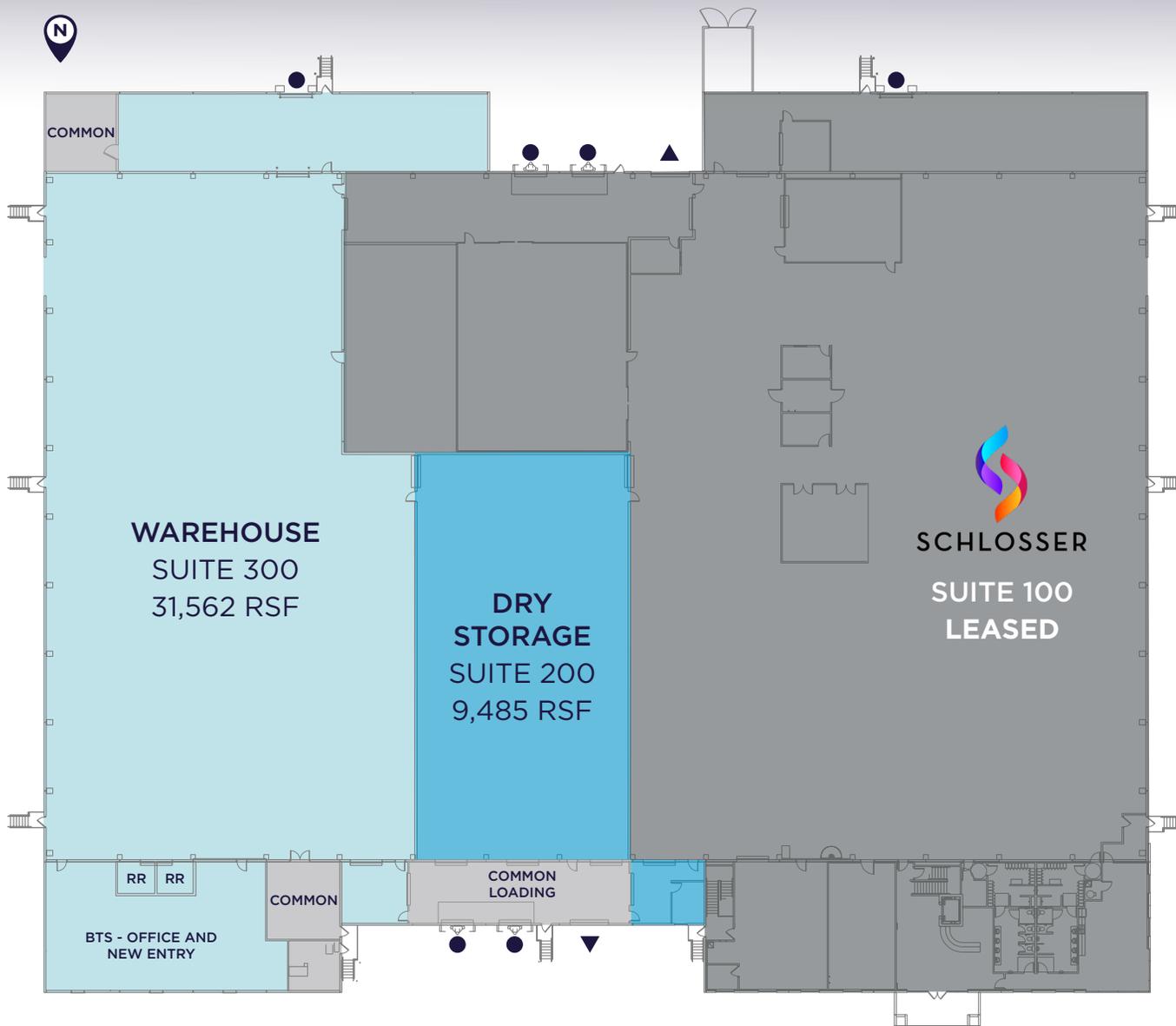
FLOORING
6" - 12" Reinforced
Concrete Pad



POWER
2 Transformers 480V
3,000 Amps (each)



FLOOR PLAN



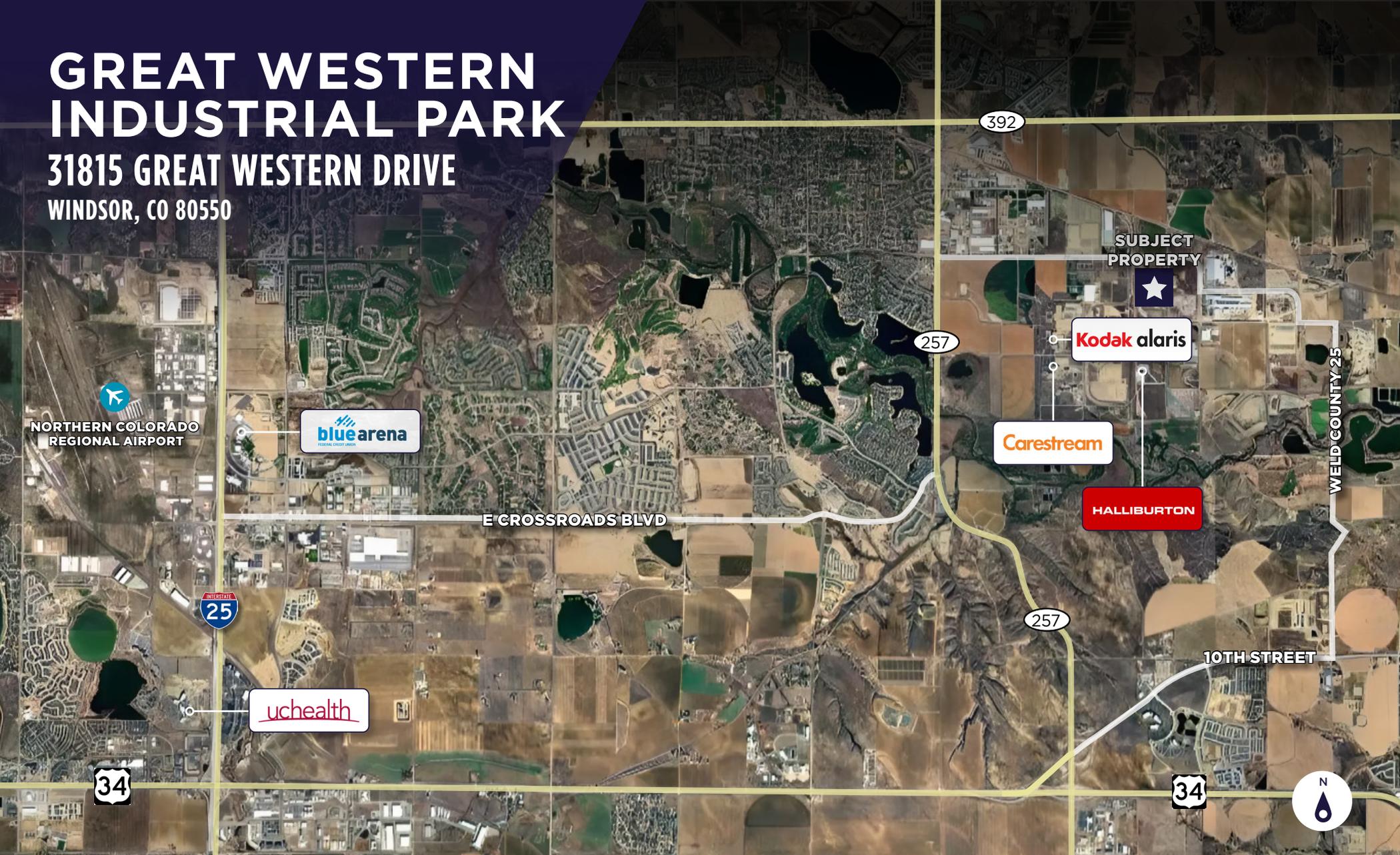
- ▲ Drive-In
- Dock High

SUITE 200 (STORAGE): \$7.00/SF NNN (\$4.85/SF)
SUITE 300 (WAREHOUSE): \$12.00/SF NNN (\$4.85/SF)

GREAT WESTERN INDUSTRIAL PARK

31815 GREAT WESTERN DRIVE

WINDSOR, CO 80550



JASON ELLS, CCIM
Senior Director
+1 970 231 7513
jason.ells@cushwake.com

772 Whalers Way, Suite 200
Fort Collins, Colorado 80525
+1 970 776 3900
cushmanwakefield.com



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.