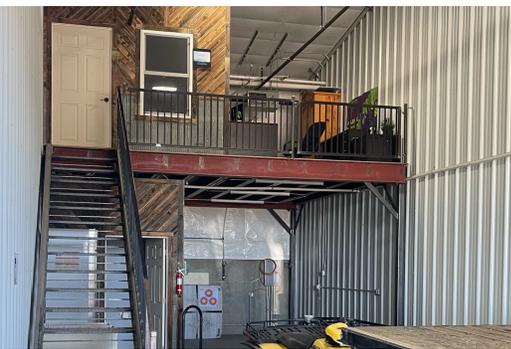


WATER VALLEY VAULTS

360 RANCHO DRIVE, WINDSOR, COLORADO 80550

**1,200 SF INDUSTRIAL SPACES FOR LEASE****Lease Rate: \$2,100/Month + Utilities**

Water Valley Vaults at 360 Rancho Drive has one unit currently available for industrial shop space. Unit 807 is a white box industrial space with 14' overhead doors, 3-phase power, private restroom, and 18' clear height. The unit also provides access to a wash bay with limited commercial availability. This property is located in the newly developed Water Valley Vaults, a short drive from Interstate 25, Highway 34 or Downtown Windsor; ideal for hobby shop space or to satisfy warehouse users in need of additional storage space. Contact broker for additional details or to schedule a tour of the space.

PROPERTY FEATURES

| | |
|-----------------------|---------------------------------|
| Available Size | 1,200 SF |
| Loading | One (1) 14' X 12' Overhead Door |
| Power | 3-Phase |
| Wash-bay | Accessible |
| Clear Height | 18' |

WATER VALLEY VAULTS

360 RANCHO DRIVE, WINDSOR, COLORADO 80550



For more information, please contact:

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