

AVAILABLE FOR SALE

650 GYRFALCON CT.

WINDSOR, CO 80550

SALE PRICE: \$2,160,000 (\$300/SF)

PROPERTY PROFILE

650 Gyrfalcon Court in Windsor, Colorado is a high-quality industrial property available for sale, well suited for warehouse, distribution, or contractor use. The building consists of approximately 5,400 SF of warehouse space, 1,800 SF of mezzanine, and 1,800 SF of finished office, offering an efficient blend of operational and administrative space. The property is equipped with five 14' x 12' overhead doors, including two drive-through bays, allowing for excellent circulation and functionality. Situated on a large 2.25-acre site with a fully fenced yard, the property provides ample outdoor storage and flexibility, making it an ideal opportunity for users seeking a well-configured industrial facility in Windsor.



7,200 SF
BUILDING SIZE
(NOT INC MEZZANINE)



1,800 SF
MEZZANINE SIZE



2019
YEAR BUILT



2.25 AC
SITE SIZE



1.36 AC
FENCED YARD



**EMPLOYMENT/FLEX
INDUSTRIAL**
[ZONING - TOWN OF WINDSOR](#)



**(5) 14'x12' OHDS
(2) DRIVE-THRU BAYS**
LOADING



18'
CLEAR HEIGHT



**FIRE SPRINKLER
SYSTEM**



**RECYCLED
ASPHALT YARD**
2 GATED ACCESS POINTS

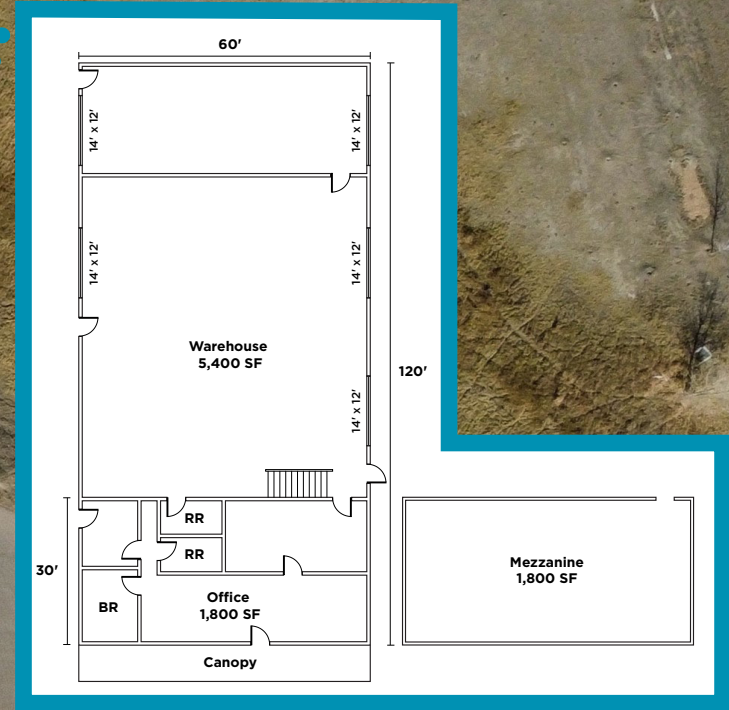
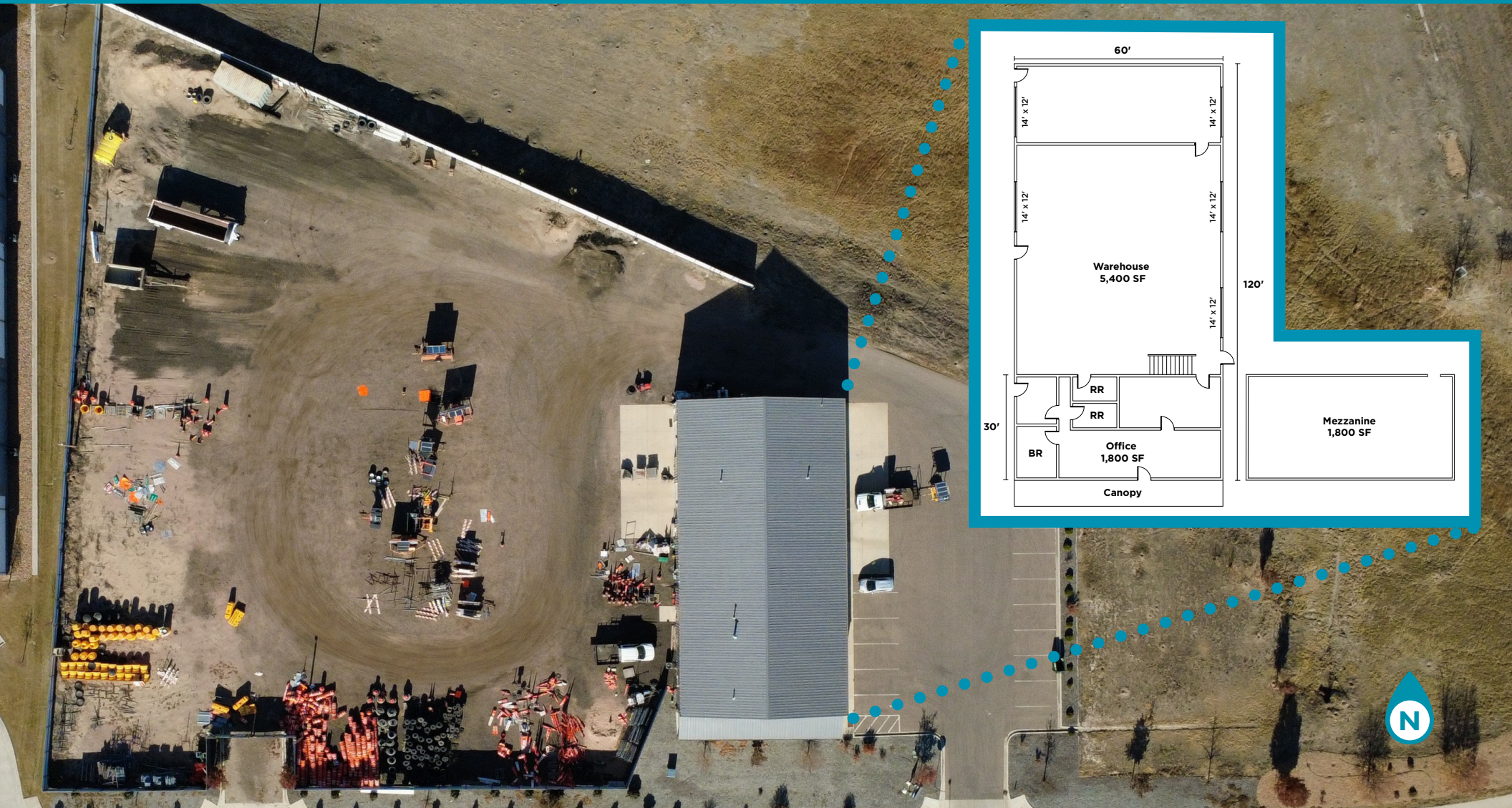


**RADIANT HEAT
& FULL HVAC**



**WAREHOUSE
EXHAUST FANS**

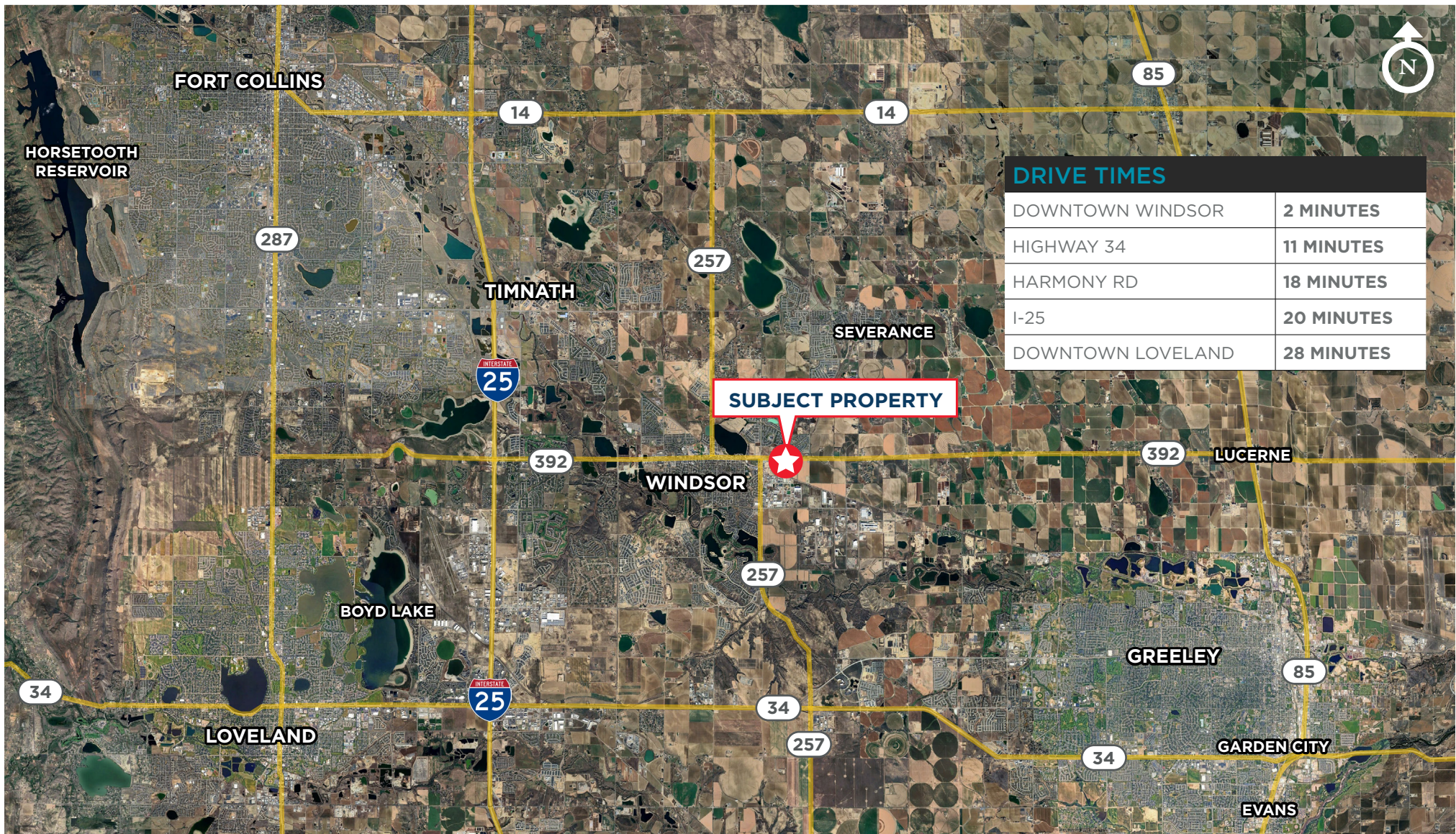
PROPERTY FLOOR PLAN



PROPERTY PHOTOS



LOCATION MAP



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