

FOR LEASE

7287 Greenridge Road, Unit 2

Windsor, CO 80550



1,108 - 3,348 SF Available

LEASE RATE: \$16.00/SF NNN

NNN: \$6.80/SF (EST.)

Move-in-Ready  
Flex Space

# PROPERTY OVERVIEW



**2017**

YEAR OF CONSTRUCTION



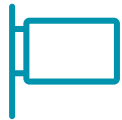
**3,348 SF**

(DIVISIBLE TO 1,108 SF)  
CONDO SIZE



**50 SPACES**

PARKING (NON-EXCLUSIVE)



**BUILDING**

SIGNAGE

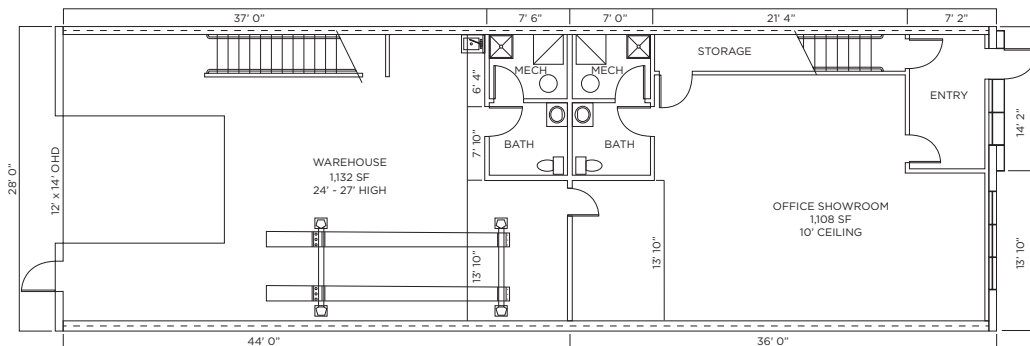


**LI (LIMITED INDUSTRIAL)**

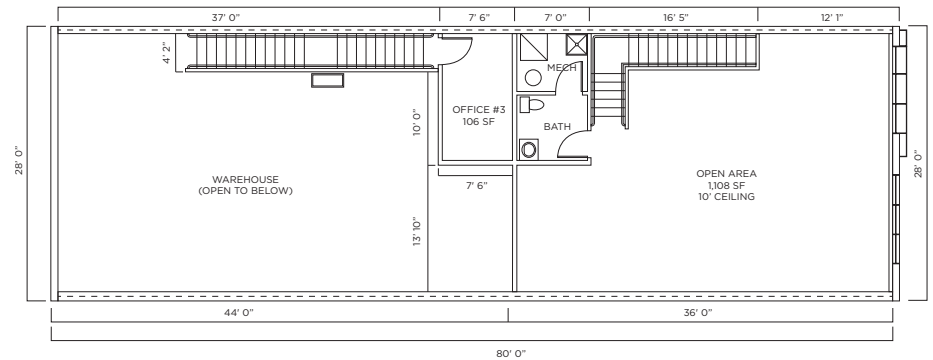
ZONING

## FLOOR PLAN

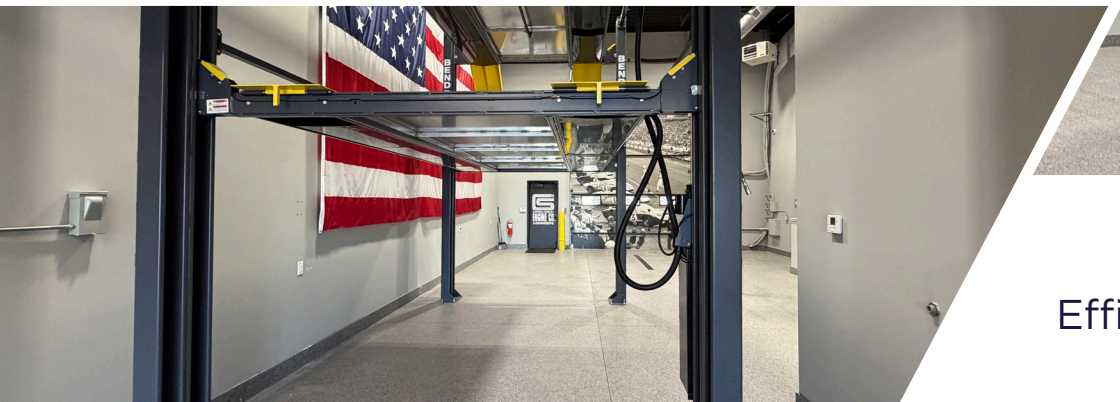
**MAIN FLOOR**



**SECOND FLOOR**



# THE OPPORTUNITY



## Efficient & Versatile - Ready For Your Business

Well-appointed flex unit is ideally located in the epicenter of Northern Colorado. The space offers exceptional versatility for office, warehouse, showroom, or light industrial use. The property features numerous upgrades, including controlled HVAC, a warehouse floor drain, epoxy-coated floors, and three private restrooms. Enjoy inspiring views of the Front Range mountains and the eastern plains. This modern, move-in-ready space is ideal for a business seeking efficiency, flexibility, and a prime location.

<b>MAIN FLOOR OFFICE/SHOWROOM:</b>	1,108 SF
<b>SECOND FLOOR OFFICE:</b>	1,108 SF
<b>WAREHOUSE:</b>	1,132 SF
<b>TOTAL:</b>	<hr/> 3,348 SF

## PROPERTY HIGHLIGHTS

- 12' x 14' OHD
- 24' - 27' Ceiling Height
- Mezzanine Office
- 3 Private Restrooms



I-25	1.8 Miles
Hwy. 34 (Loveland)	4 Miles
Fort Collins	9 Miles
West Greeley	12 Miles

**7287 GREENRIDGE ROAD**

**UNIT 2**

**Walmart**

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