

FOR LEASE

7287 Greenridge Road, Unit 2B

Windsor, CO 80550



3,348 SF Available

LEASE RATE: \$16.00/SF NNN

NNN: \$6.80/SF (EST.)

Move-in-Ready
Flex Space

PROPERTY OVERVIEW



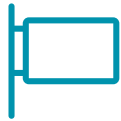
2017
YEAR OF CONSTRUCTION



3,348 SF
CONDO SIZE



50 SPACES
PARKING (NON-EXCLUSIVE)



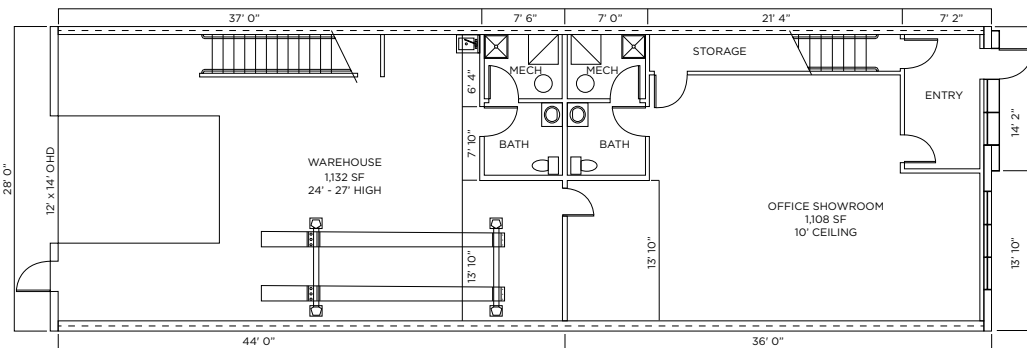
BUILDING
SIGNAGE



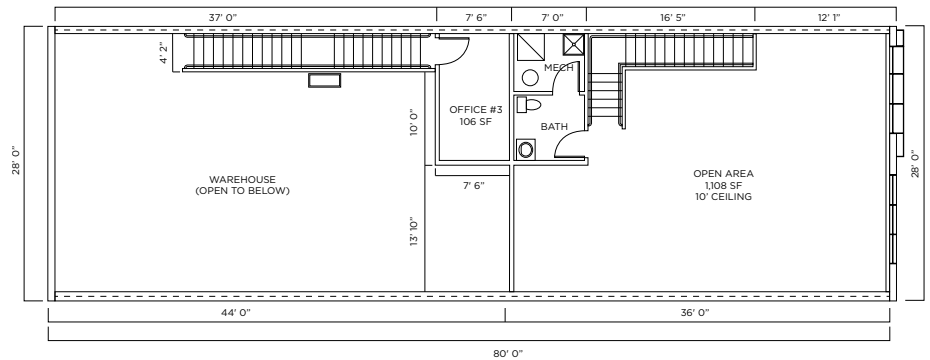
LI (LIMITED INDUSTRIAL)
ZONING

FLOOR PLAN

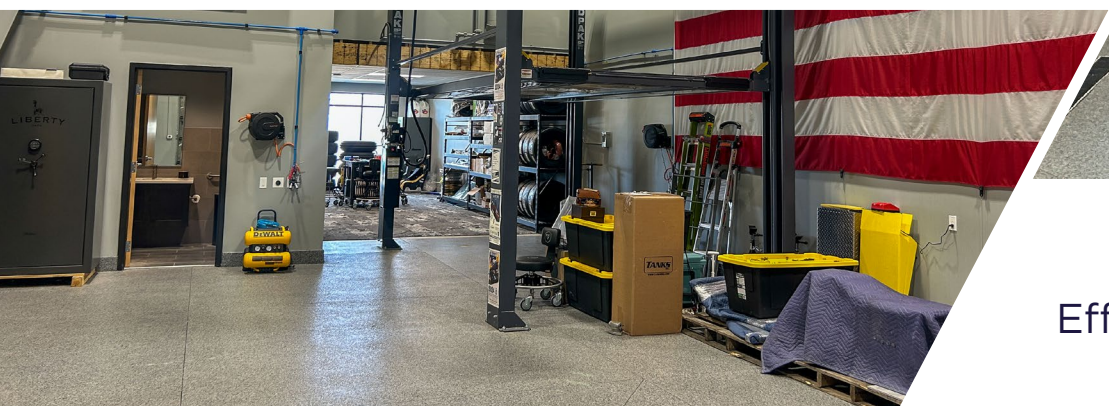
MAIN FLOOR



SECOND FLOOR



THE OPPORTUNITY



Efficient & Versatile - Ready For Your Business

AVAILABILITY

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

PROPERTY HIGHLIGHTS

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

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.



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

7287 GREENRIDGE ROAD

UNIT 2B

Walmart

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