

# GREAT WESTERN INDUSTRIAL PARK

31815 GREAT WESTERN DRIVE

WINDSOR, CO 80550

AVAILABLE FOR LEASE

WAREHOUSE SPACE



CUSHMAN &  
WAKEFIELD

GREAT WESTERN INDUSTRIAL PARK | WINDSOR, CO 80550

# 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



**SITE SIZE**  
5.32 Acres



**BUILDING SIZE**  
99,536 SF



**CRANES**  
TWO 2-TON



**CLEAR HEIGHT**  
35' - 40'



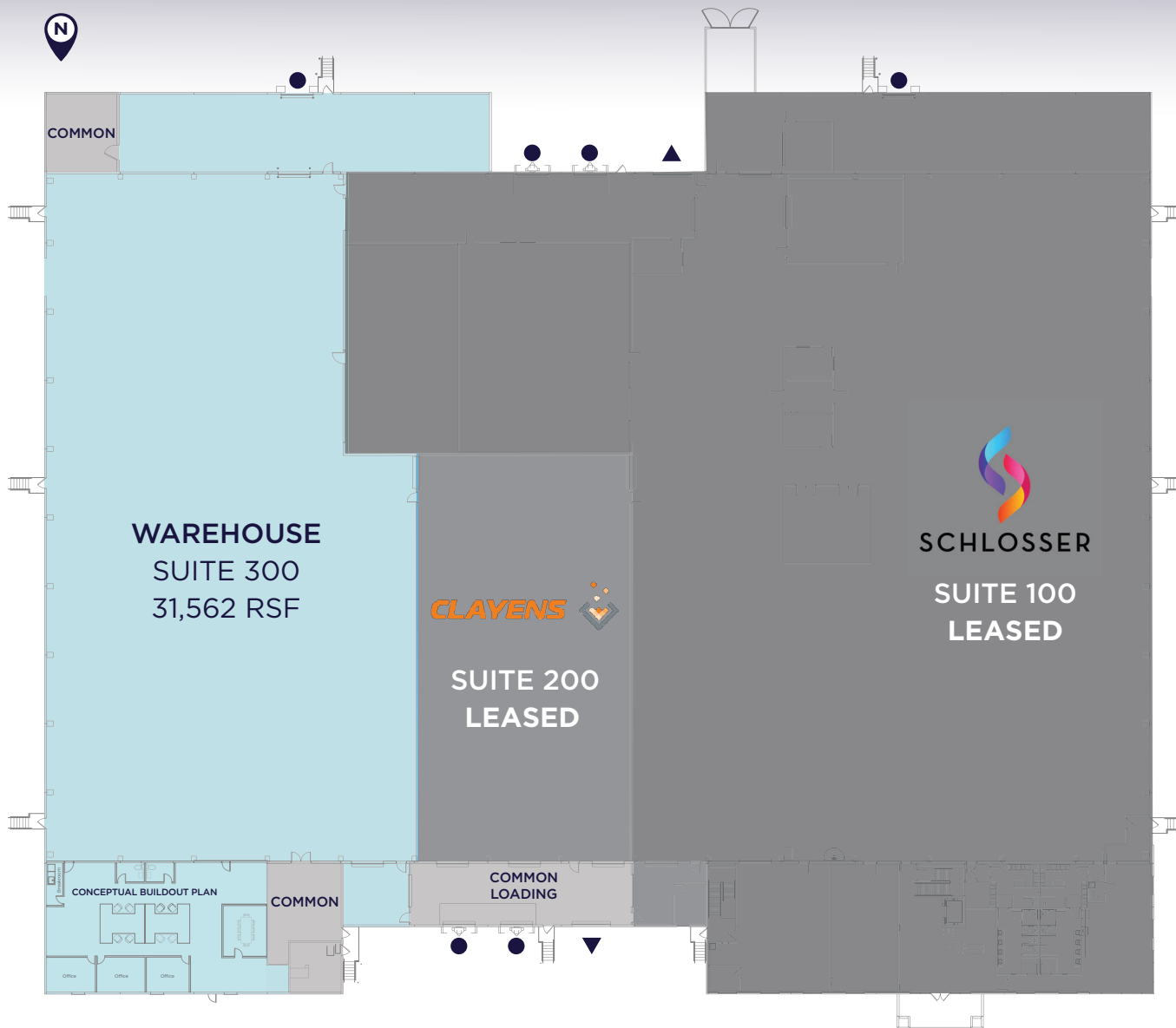
**POWER**  
2 Transformers 480V  
3,000 Amps (each)



**FLOORING**  
6" - 12" Reinforced  
Concrete Pad



# FLOOR PLAN



- ▲ Drive-In
- Dock High

Conceptual buildout plan shown.  
Owner to build office space to suit.

**SUITE 300 (WAREHOUSE): \$12.00/SF NNN (\$5.14/SF)**

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