



WAREHOUSE/INDUSTRIAL

31815 GREAT WESTERN DR. | WINDSOR, CO 80550

31,562 SF AVAILABLE FOR LEASE

CBRE

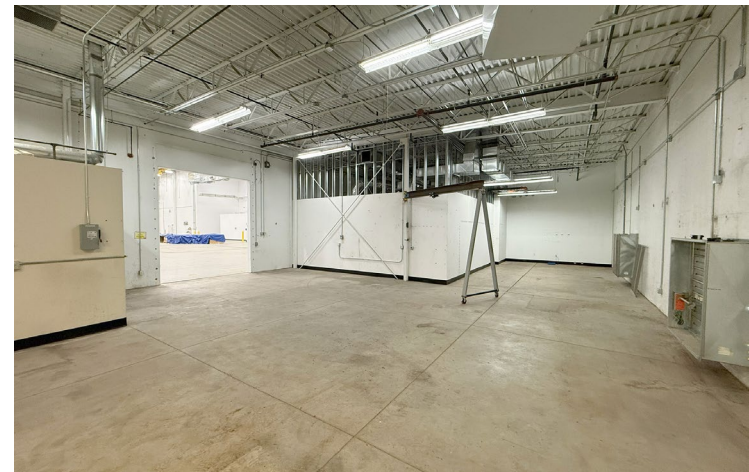
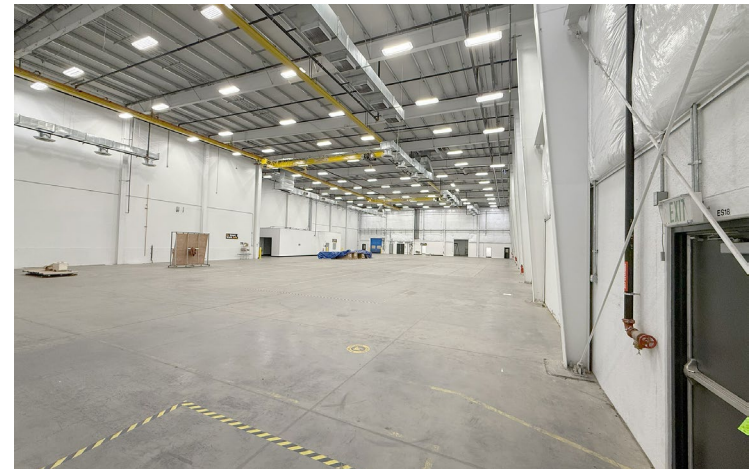
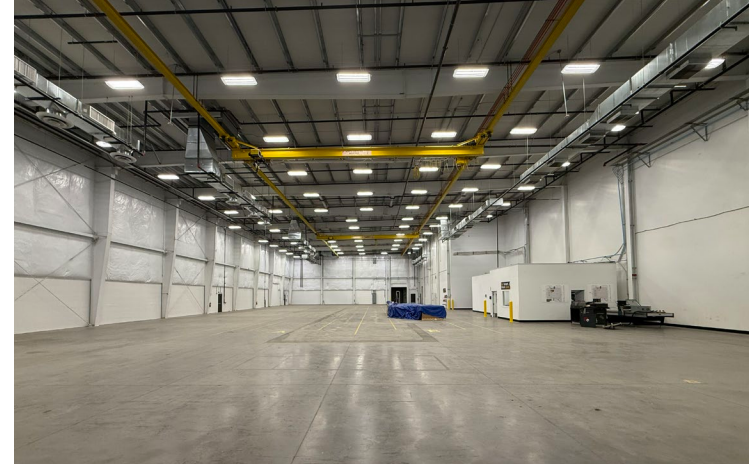
BUILDING HIGHLIGHTS

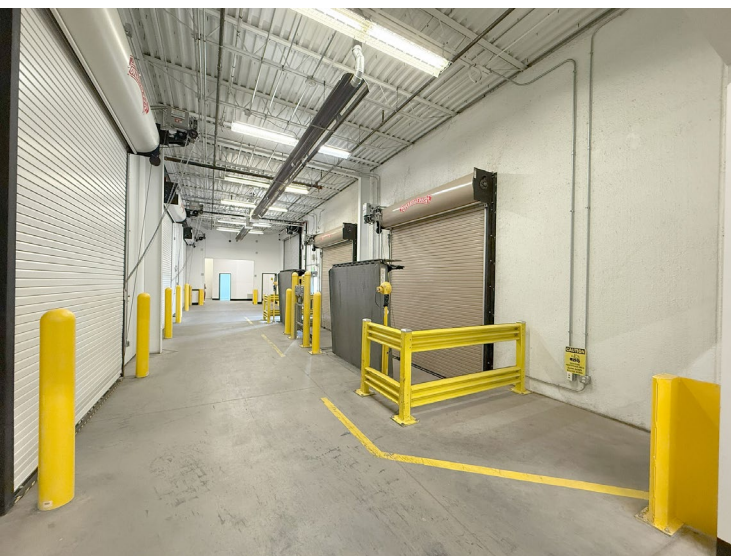
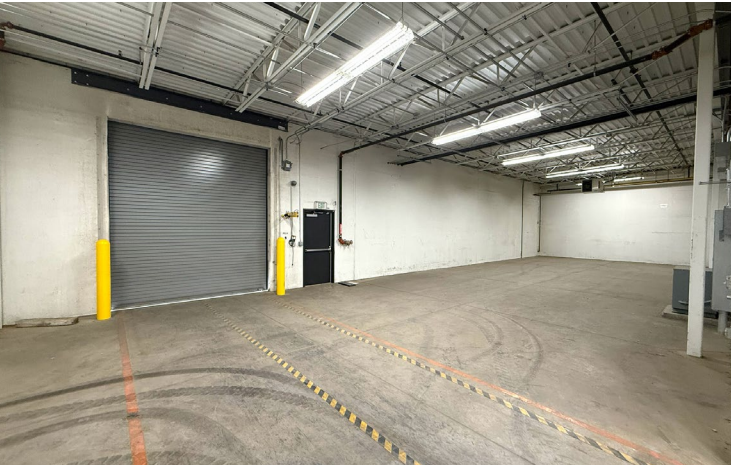
BUILDING SIZE	99,536 SF
SITE SIZE	5.32 acres
AVAILABLE SF	31,562 SF
LEASE RATE	\$10.00/SF NNN
ESTIMATED NNN	\$5.14/SF
CLEAR HEIGHT	35' - 40''
CRANES	Two 2-ton
LOADING	(Building) 6 Dock-High and 2 Drive-In
AVAILABLE LOADING	(Suite 300) 3 Dock-High and 1 Drive-In
POWER	5000 amps / 480v / 3 phase
FLOORING	6" x 12" - Reinforced concrete pad

LOCATED WITHIN THE GREAT WESTERN INDUSTRIAL PARK

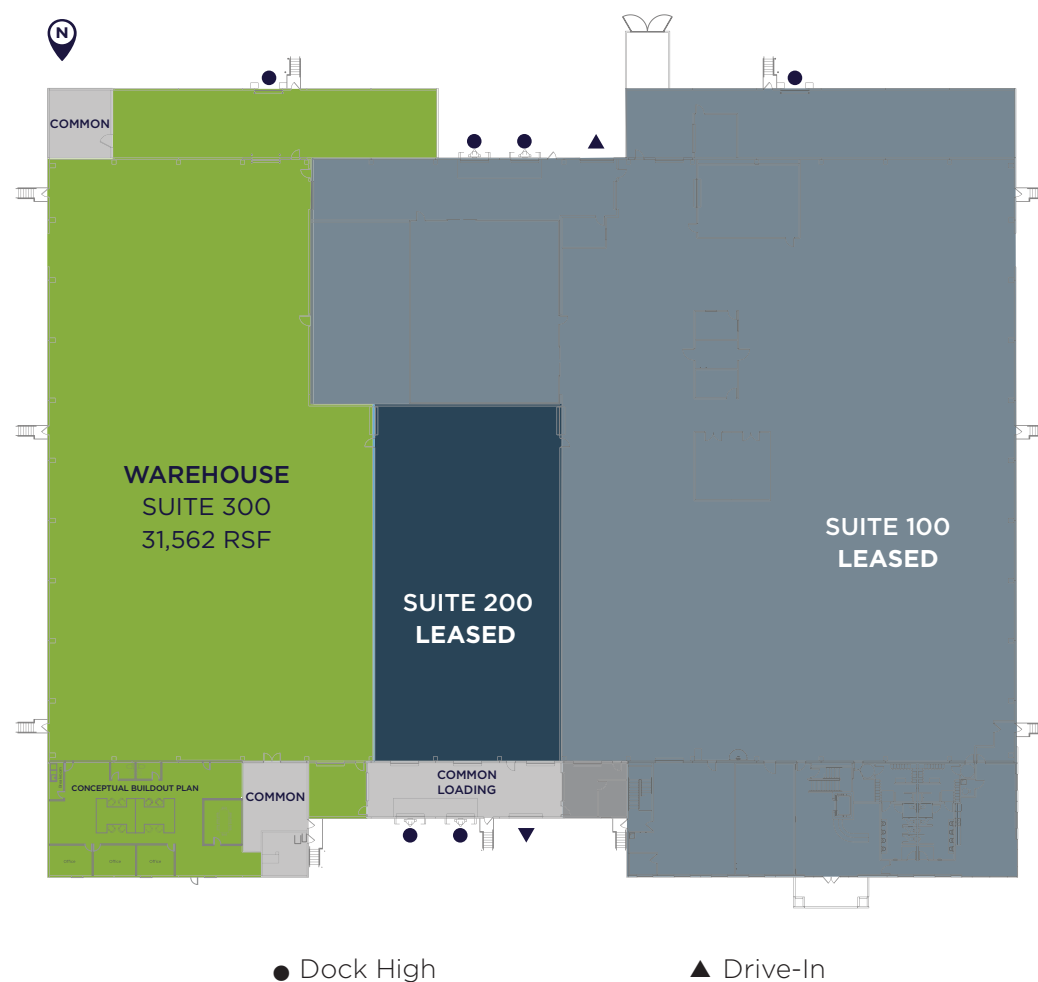
This 99,536-square-foot facility is located in a fast-growing hub within Northern Colorado, positioned between Interstate 70 and Interstate 80. Located just 12 miles from I-25, it offers flexible space tailored for substantial business growth. The site optimizes regional supply chains through its optimal accessibility and strategic logistical flow.

The interior features impressive clear heights that maximize vertical pallet rack configurations for high-density storage. A robust power infrastructure supports heavy machinery, making the property well-suited for advanced manufacturing lines. Operational efficiency is further enhanced by convenient dock facilities and overhead doors that streamline industrial logistics.





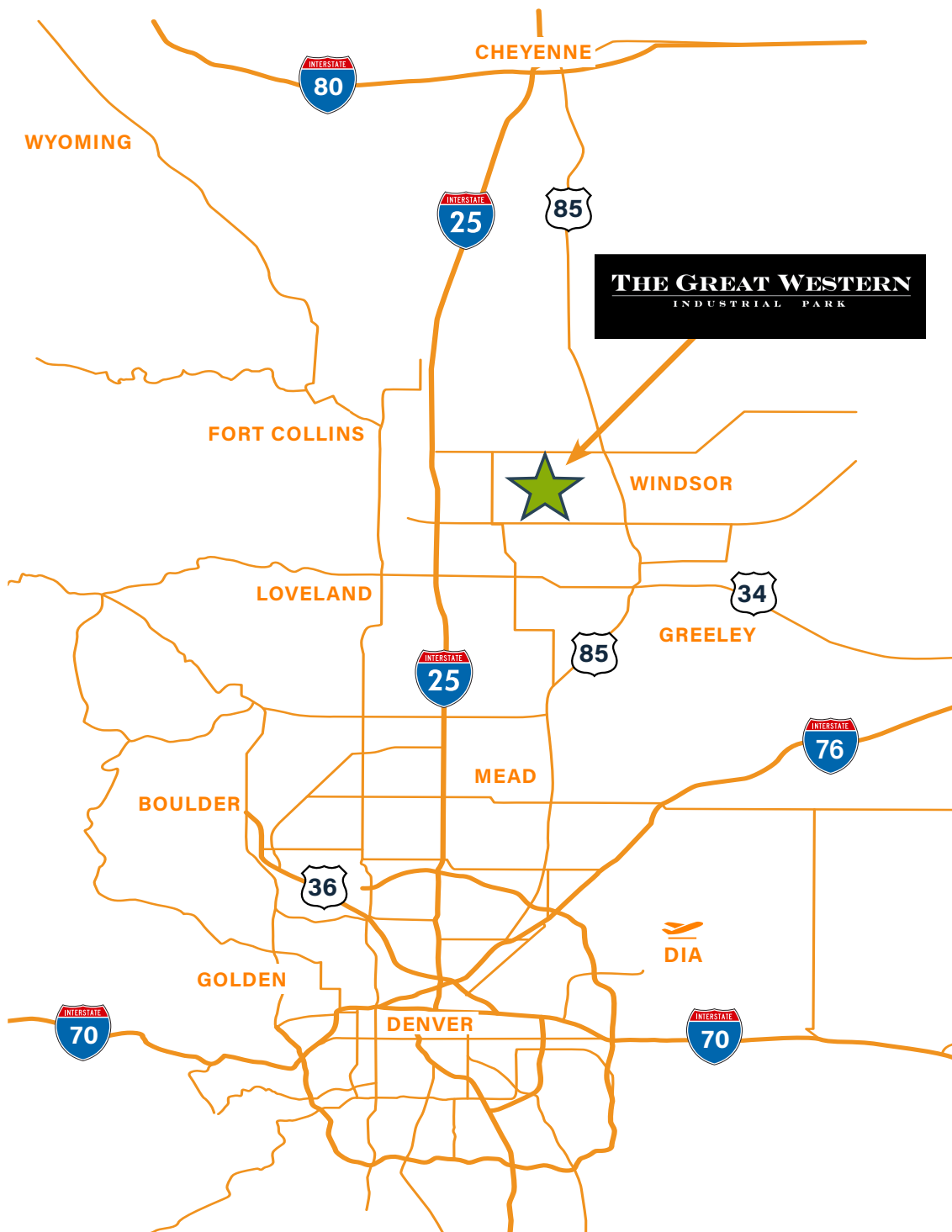
Available Loading in Suite 300: 3 Dock-High and 1 Drive-In



REGIONAL AMENITIES



Situated against the Rocky Mountains to the west and Wyoming to the north, Northern Colorado consisting of Weld and Larimer counties is known for a culture of innovation and entrepreneurial spirit among a set of diverse industries.



FOR MORE INFORMATION:

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