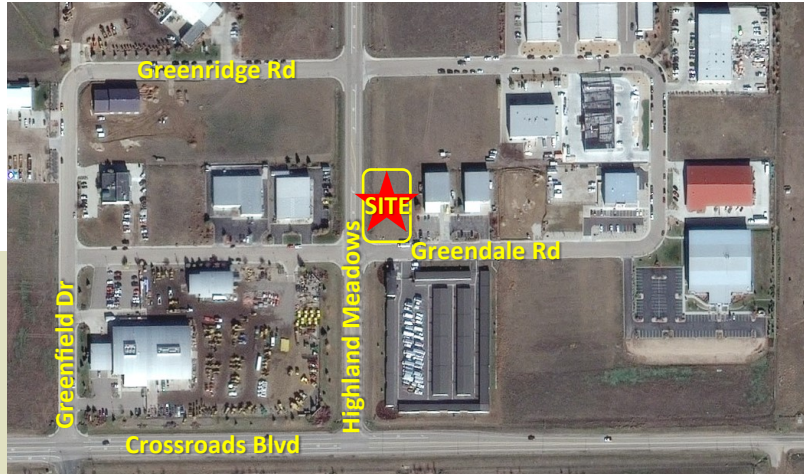


**FOR SALE**

**7300 Greendale Road  
Windsor, CO 80550**



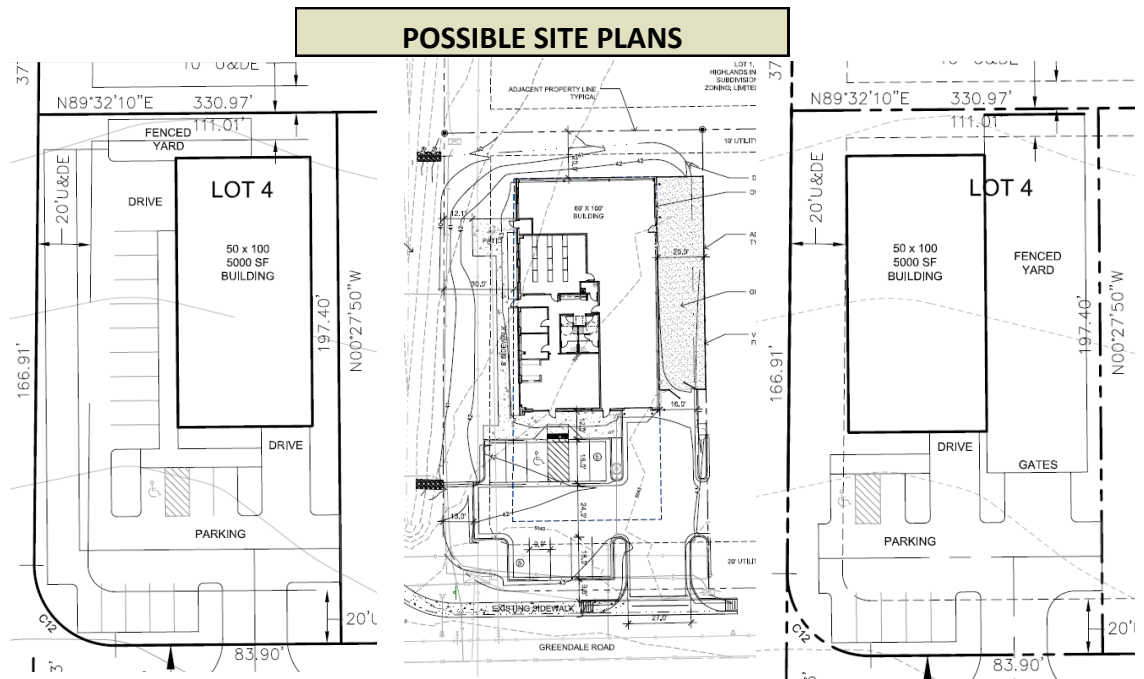
**Prime Lot for Sale in Highlands Industrial Park**

This hard to find lot size can accommodate a wide array of uses and configurations. 7300 Greendale provides significant value as considerable site design has been completed as well as a topographic survey and soils report. The site is located amongst a hub of activity. The Sheels megastore is 3 miles to the south. The new Brands at the Ranch, a 1.9M SF shopping center, is 1.5 miles to the west, and the Rocky Mountain Sports Park is 9 miles to the north. Highlands Industrial Park is centrally located in the tri-city area providing optimum access to I-25 and Highway 34. This site provides a premium regional location for all types of businesses serving all of northern Colorado.

**SALE INFORMATION**

Sale Price: \$260,000  
Lot Size: 22,049 SF (.51 Acre)  
Zoning: Limited Industrial

**POSSIBLE SITE PLANS**



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