



**CUSHMAN &
WAKEFIELD**

FOR SALE OR LEASE

861 Automation Drive

Windsor, Colorado 80550

BUILDING NOW COMPLETE



**6,060 SF OFFICE OR WAREHOUSE JUST SOUTH
OF HIGHWAY 392 WITH EASY ACCESS TO I-25**

**SALE PRICE:
\$1,425,000 (\$235/SF)**

**LEASE RATE:
\$13.95/SF NNN**

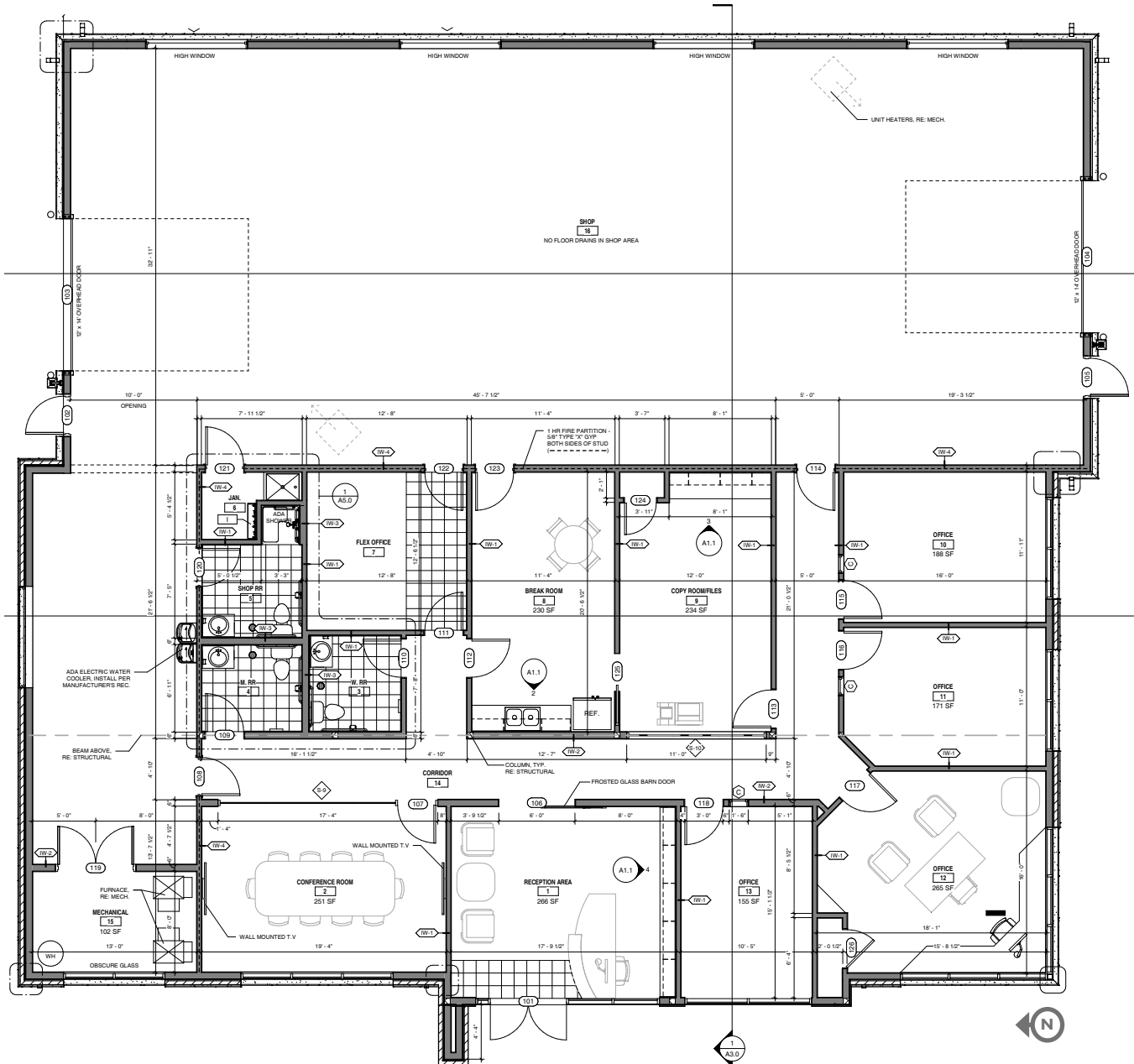
Property Features

Building Size	6,060 SF Office: 2,775 SF Warehouse: 3,285 SF
Site Size	1 Acre
No. of Floors	1
Year Built	2018
Clear Height	23' 5"
Zoning	I-L Limited Industry
Parking	10 Spaces





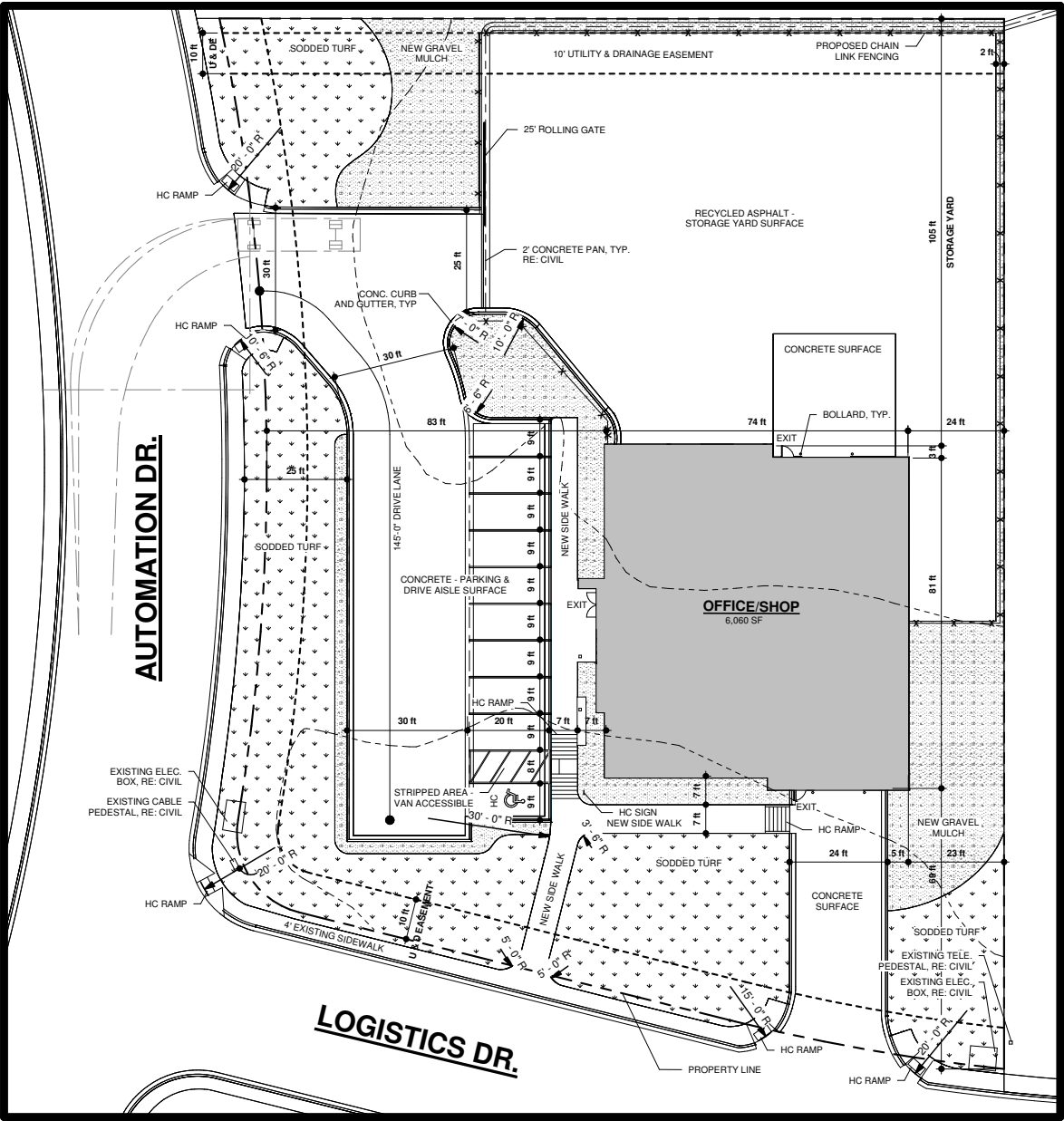
FLOORPLAN



**Interior office concept could be modified to user's needs*



SITE PLAN



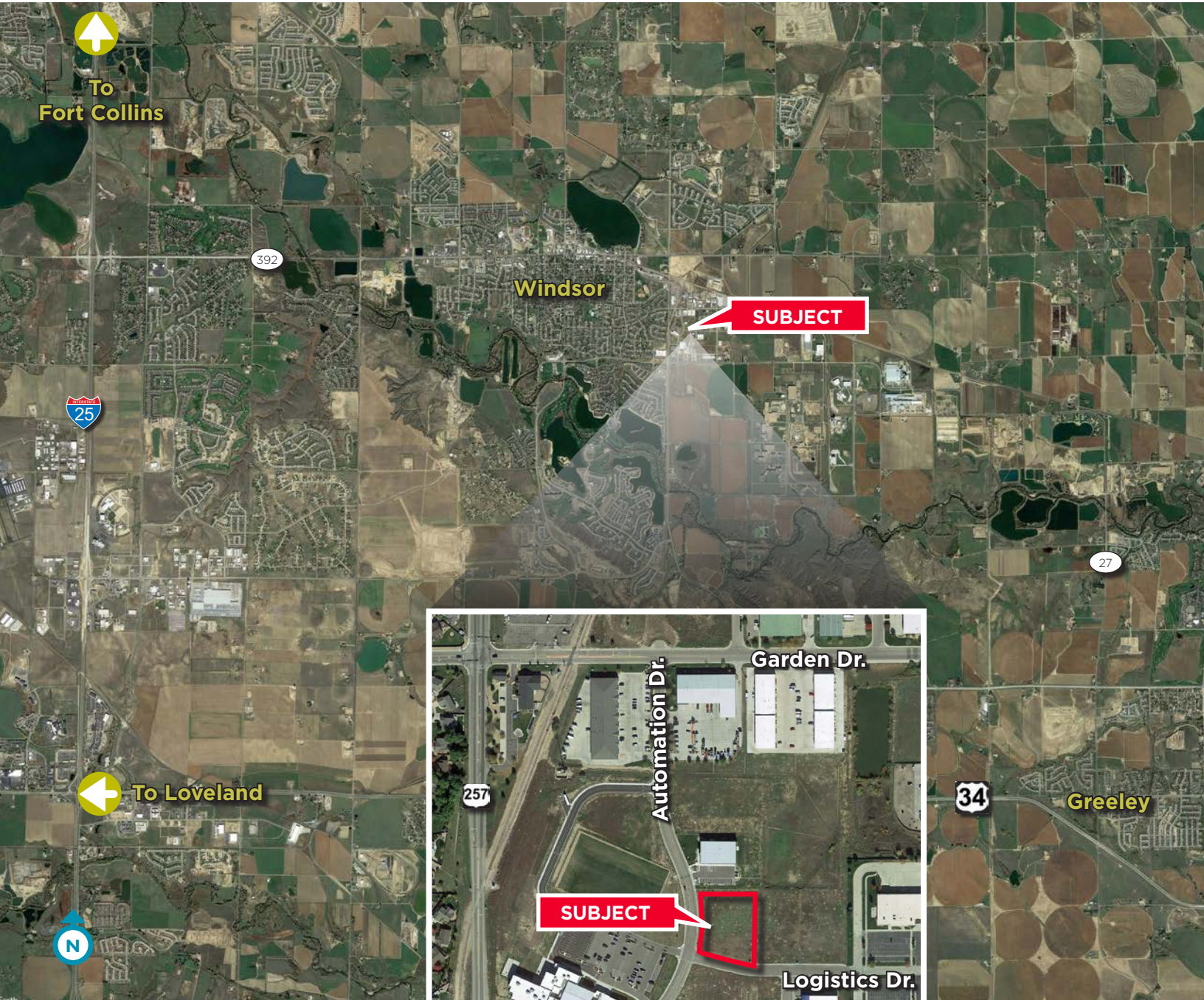


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