

FOR SALE OR LEASE

# Windsor Tech Center

698 Technology Circle  
Windsor, Colorado 80550



NEW CONSTRUCTION - COMPLETED JULY 2017



Industrial Build-to-Suit

Available for Sale or Lease

5,700 - 11,400 SF Available

Prime Location with Easy Access to I-25 & Hwy. 85



For Sale: \$2,000,000

For Lease: \$12.95-\$13.95/SF NNN

This newly completed industrial building in Windsor Tech Business Center offers 11,400 square feet with a minimum divisible of 5,700 square feet and outside yard storage. The property is centralized in Northern Colorado with easy access from both I-25 and Highway 85. *Please see reverse for aerial, floorplan and elevations.*

## Property Features

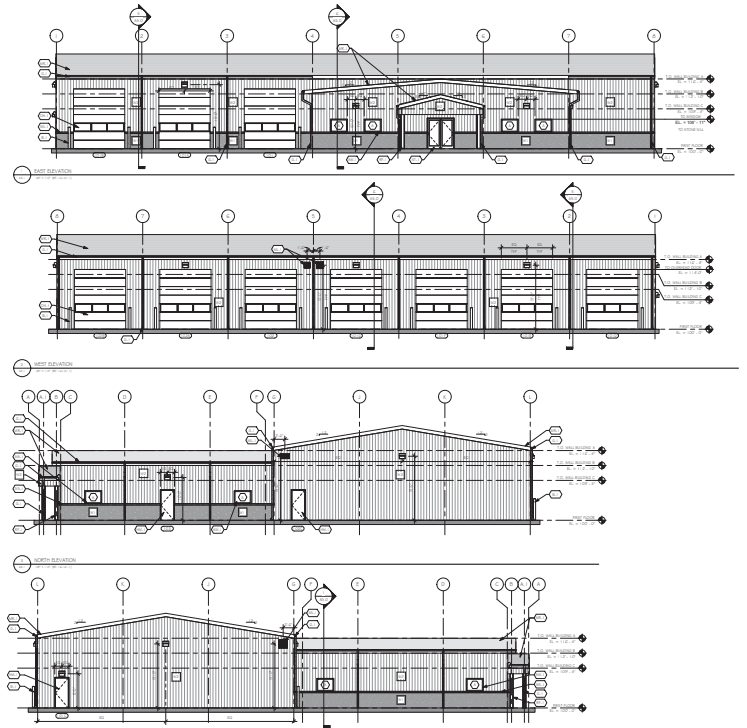
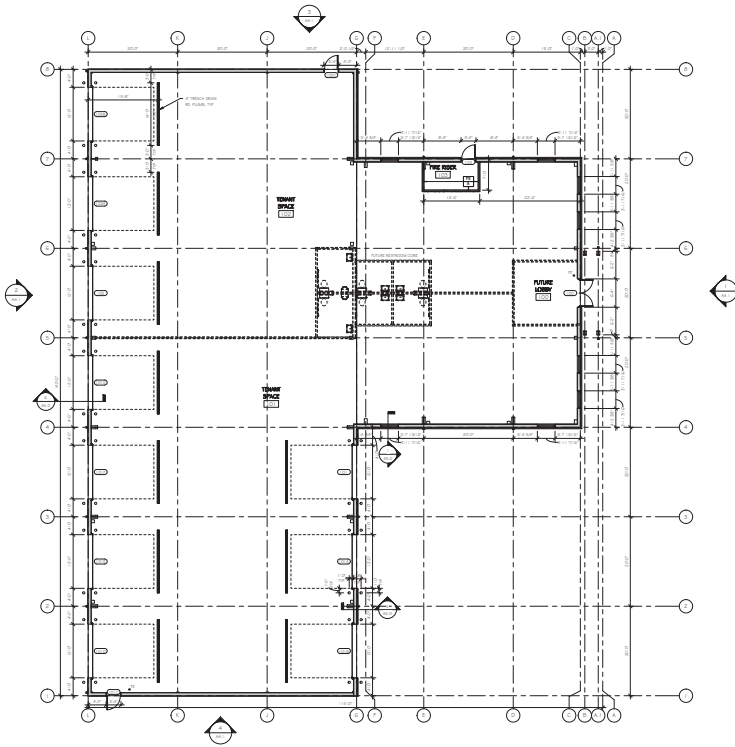
<b>Building Size</b>	11,400 SF
<b>Divisible</b>	Minimum 5,700 SF
<b>Land Area</b>	1.40 Acres
<b>Zoning</b>	I-L Limited Industrial
<b>Loading</b>	Ten 12' x 14' Overhead doors and three drive-through bays
<b>Clear Height</b>	15' - 19' 9"



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For more information, please contact:

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