

Units 1-2: **4,212 SF**

Units 3,4: **2,155 SF**  
*per unit*

Unit 6: **3,850 SF**

Total Available  
Space: **12,372 SF**  
*+3,823 SF additional  
mezzanine space*

Lease Rate

**\$17.00 / SF**

NNN Rate

**\$5.00 / SF**

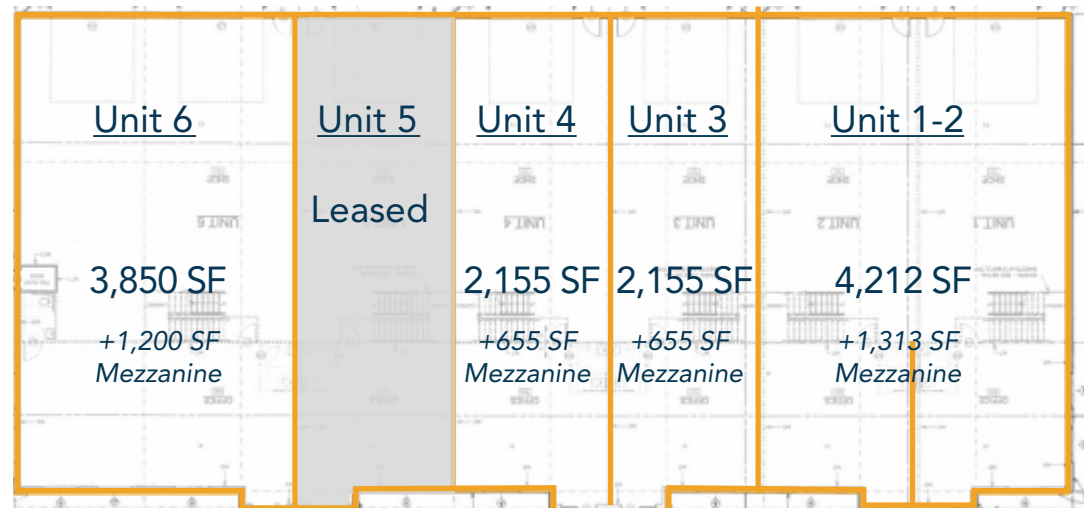
*5 NEWLY BUILT FLEX UNITS FOR LEASE IN WINDSOR*

- "Warm Vanilla Shell"
- Fully Sprinkled
- 20' Clear Height
- Monument Signage Available
- Power: 120-208 3-phase
- (7) 14' Overhead Doors
- Zoning: LI

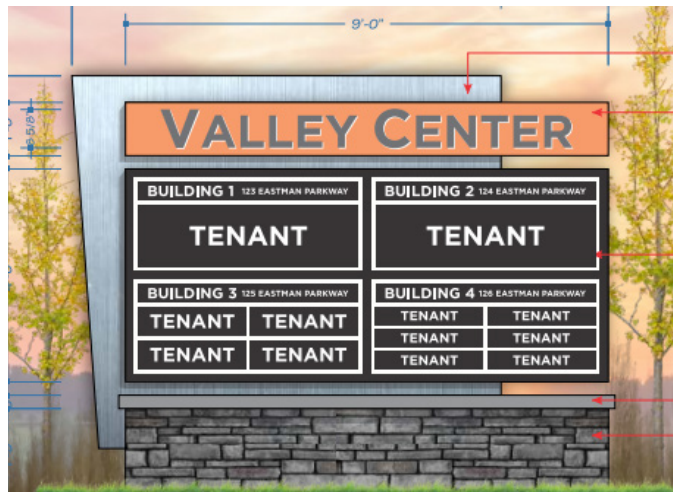


# FLOORPLAN / PROPERTY INFORMATION

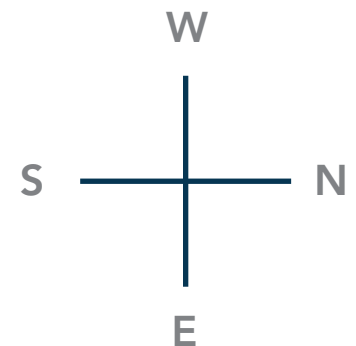
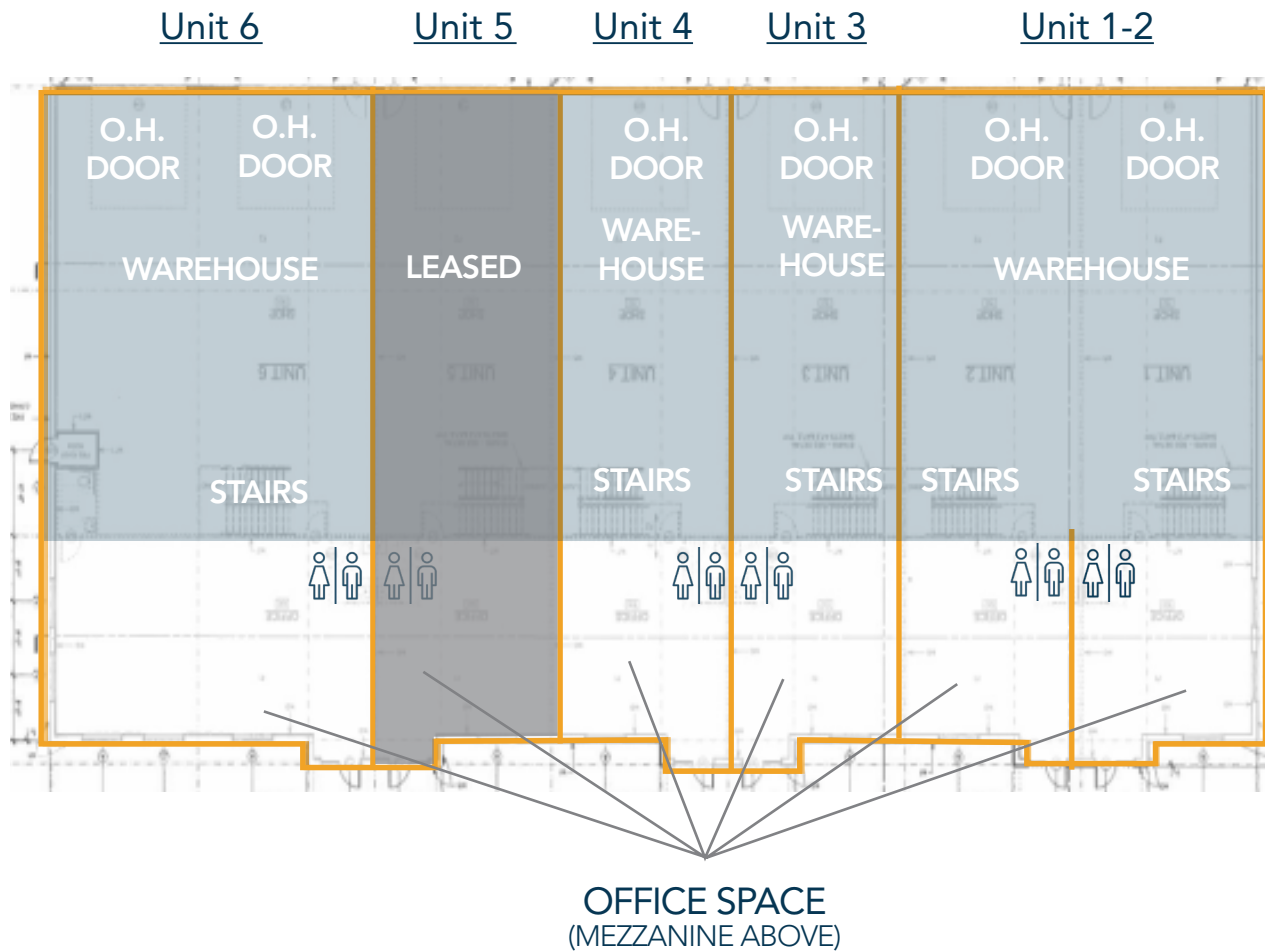
- Finished - "Warm Vanilla Shell"
- Fully Sprinkled
- 20' Clear Height
- (7) 14 Overhead Doors
- Zoning: LI (Limited Industrial)
- Floor drains in warehouse
- Gas unit heaters
- 120-208 3-Phase Power
- 100 amp / unit (Unit 6: 200 amp)



## Tenant Monument Signage



# FLOORPLAN





# ADDITIONS TO CORE AND SHELL

- Mezzanine pan decking and concrete floor
- Wood stairs, support walls and handrails
- 5" concrete floor
- Grid ceiling in first floor offices
- Man doors between offices and shops
- Plumbing for bathrooms, floor drains, and water heater
- Steel studs, drywall and insulation for partition walls, with level 4 drywall finish
- Bathroom framing, drywall, tile and fixtures
- Electrical outlets in walls, lights under mezzanine
- Fire sprinklers under mezzanine
- Exhaust fan and louver in each unit
- Furnacing, ducting, registers, venting for offices
- Electrical added to finished walls in offices, furnaces and condensing units





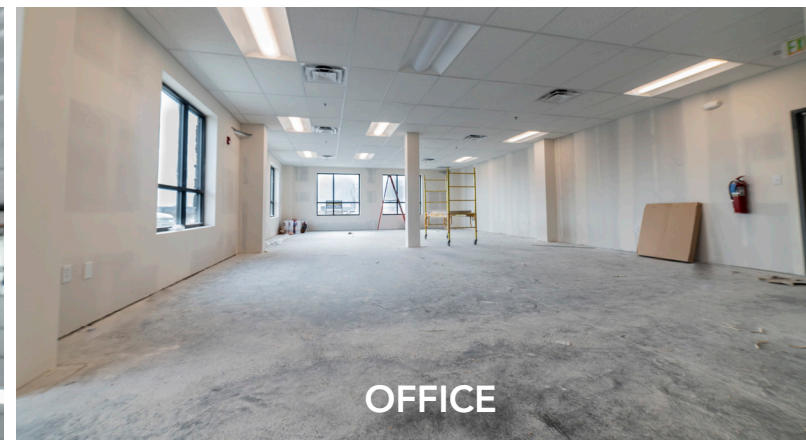
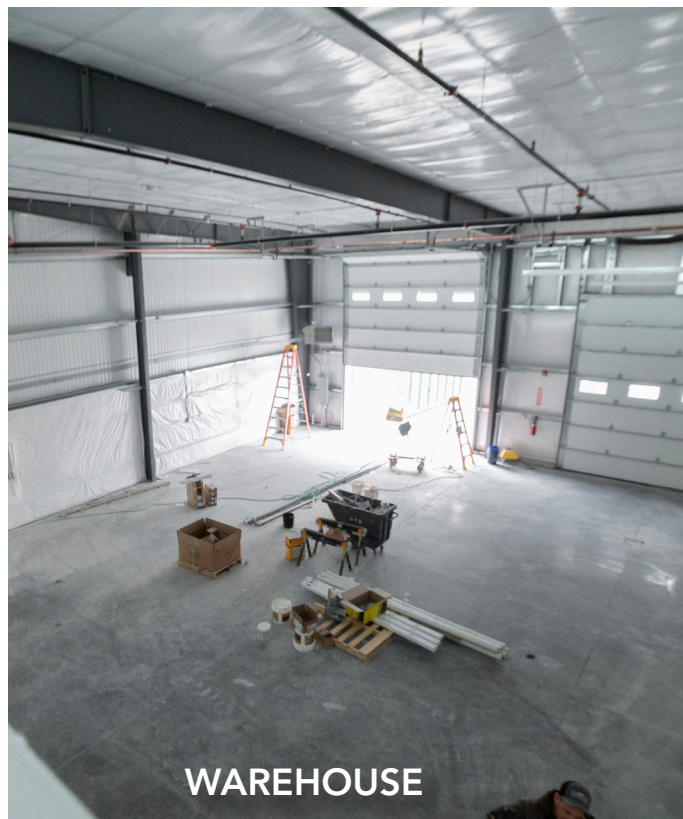


# EXTERIOR PHOTOS

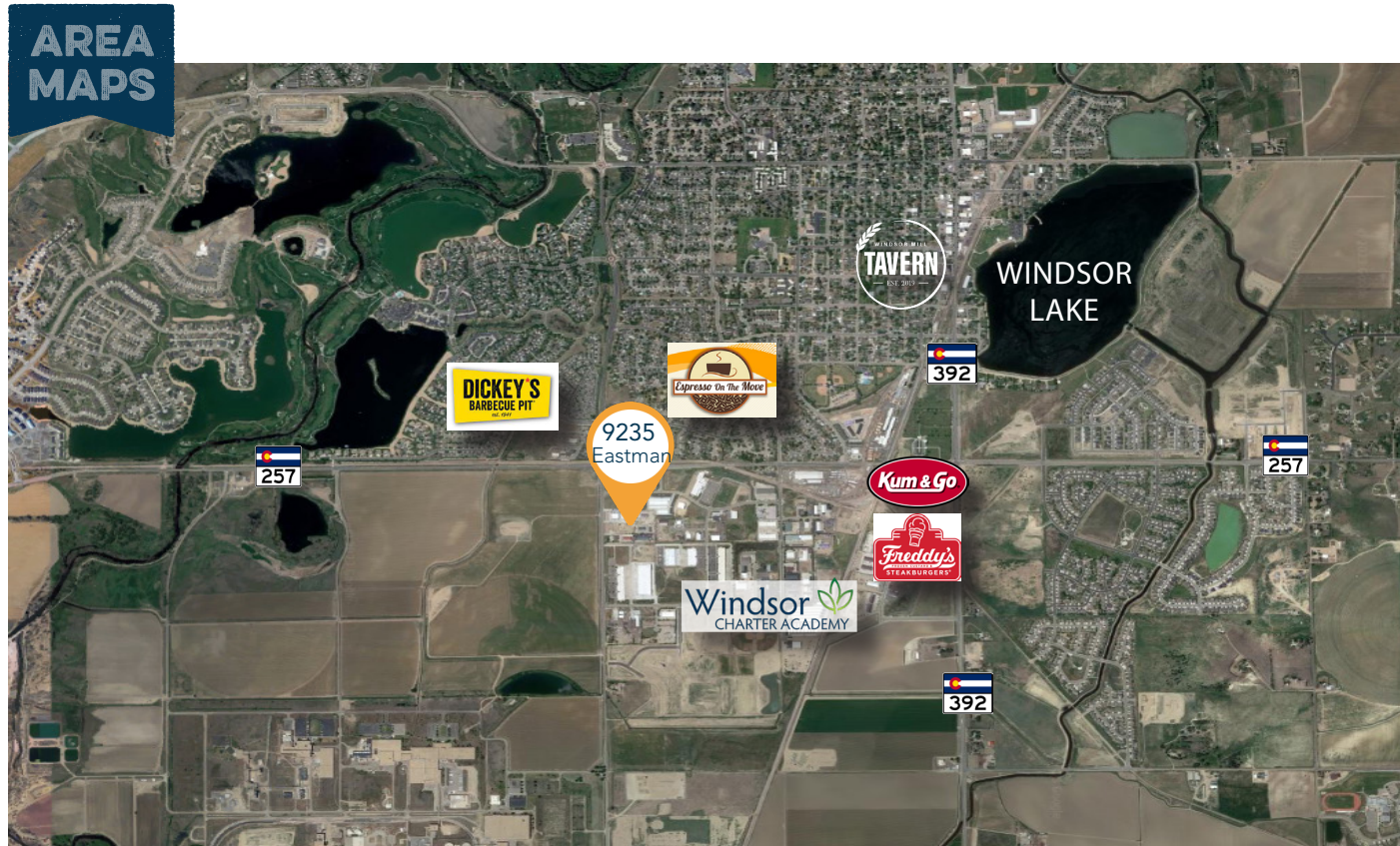




# INTERIOR PHOTOS







**CONTACT:** Jake Arnold • 970-294-5331 • [jarnold@waypointRE.com](mailto:jarnold@waypointRE.com)

Nick Norton, CCIM • 970-213-3116 • [nnorton@waypointRE.com](mailto:nnorton@waypointRE.com)

