



9235 EASTMAN PARK DR.
UNITS 1 - 2
WINDSOR, CO 80550

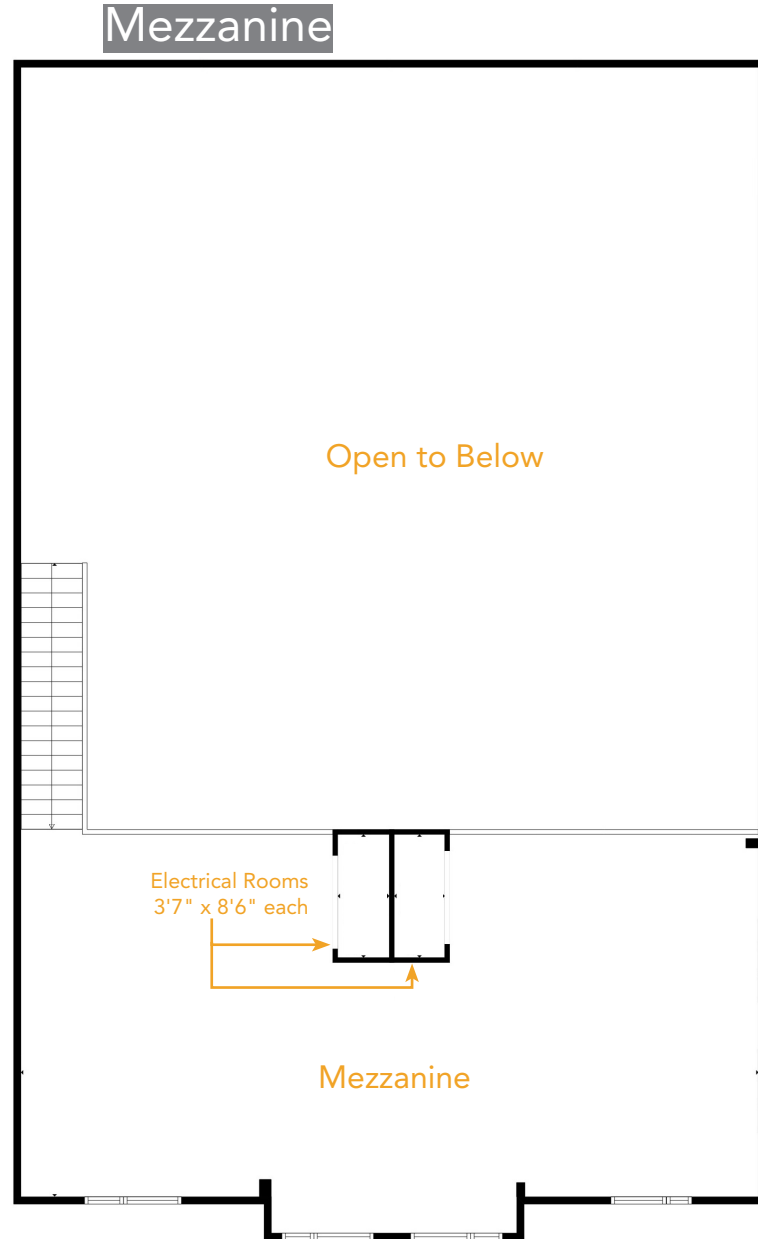
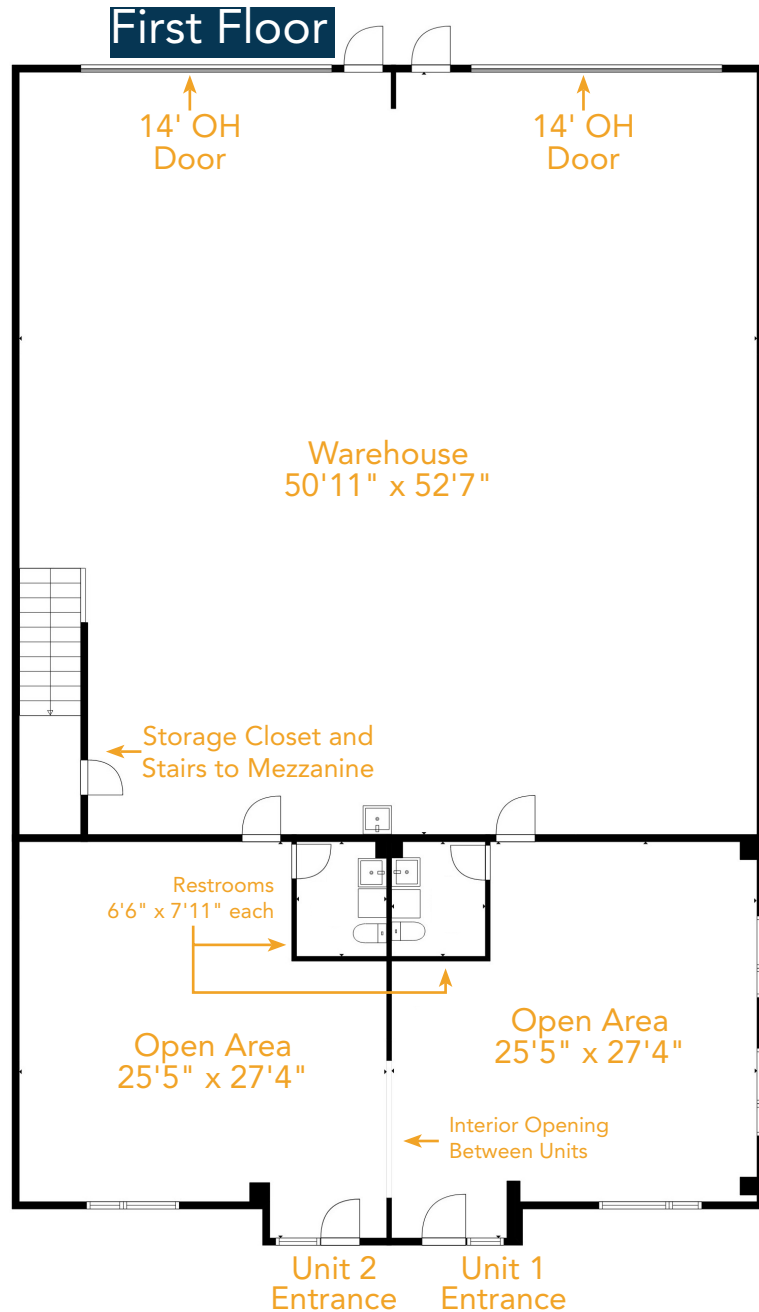
Units 1-2:	Lease Rate	NNN Rate
2,155 – 4,212 SF	\$17.00 / SF	\$6.00 / SF

FLEX UNITS BUILT IN 2022 FOR LEASE IN WINDSOR

- Fully sprinkled
- 20' clear height
- Building signage available
- Regional location with quick access to I-25, Highway 392, Highway 257, and Highway 85
- Power: 120-208 3-phase
- (2) 14' overhead doors
- Floor drains in warehouse
- Gas unit heaters
- Zoning: Limited Industrial (LI)

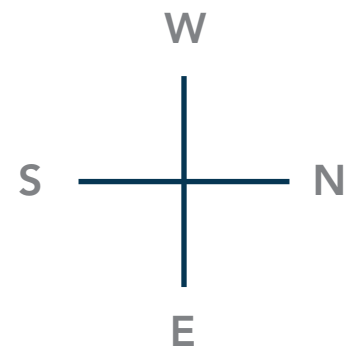
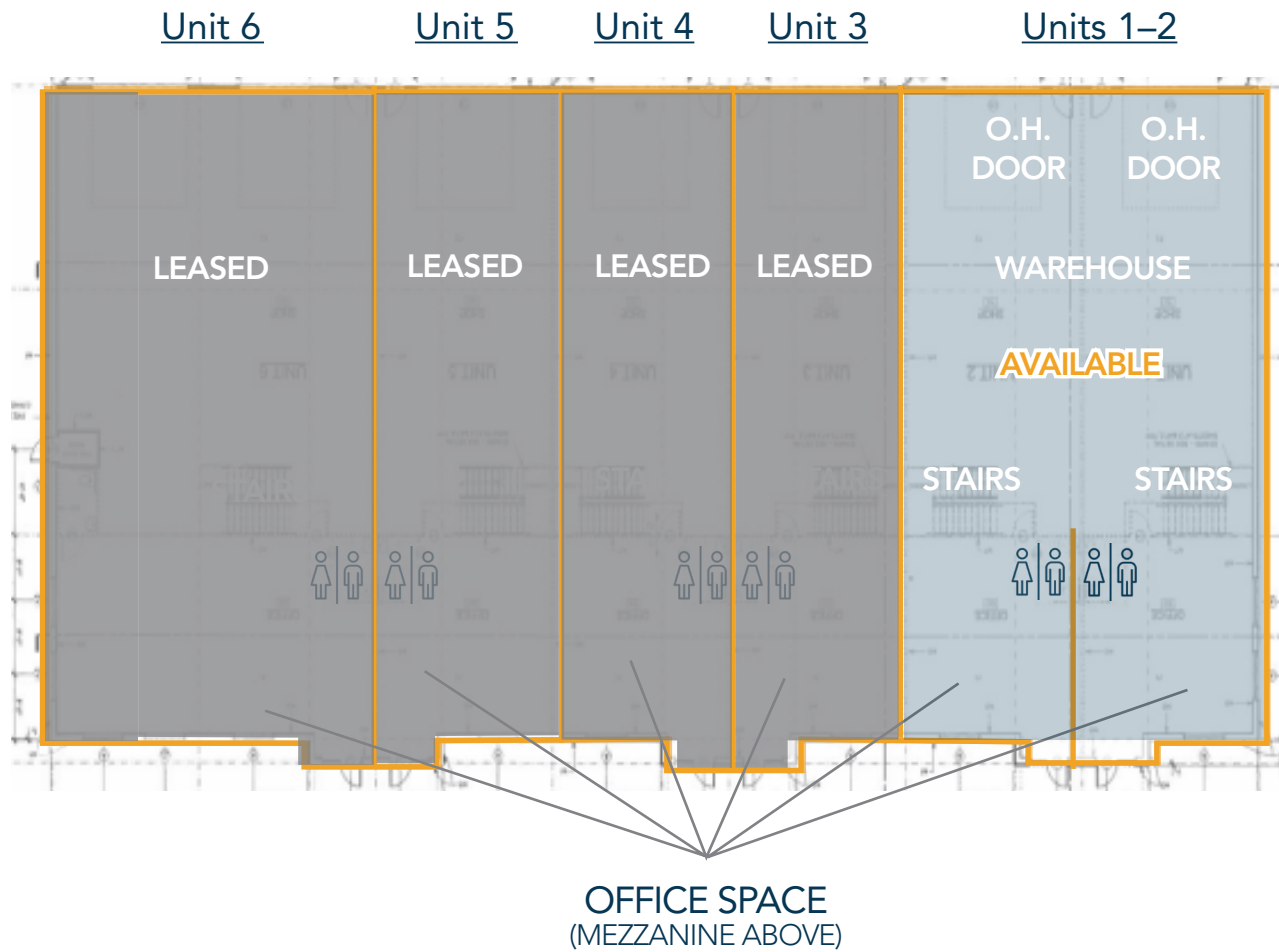


UNIT FLOORPLAN



Information contained herein is not guaranteed. Potential land purchasers and tenants are advised to verify all information. Price, terms and information are subject to change.

BUILDING FLOORPLAN



PROPERTY SPECIFICATIONS

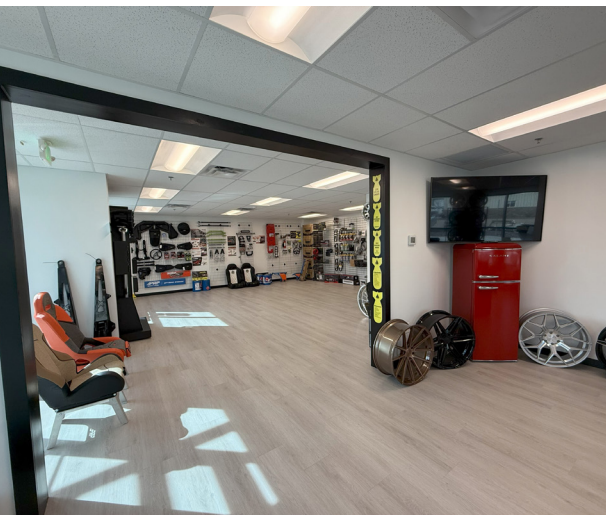
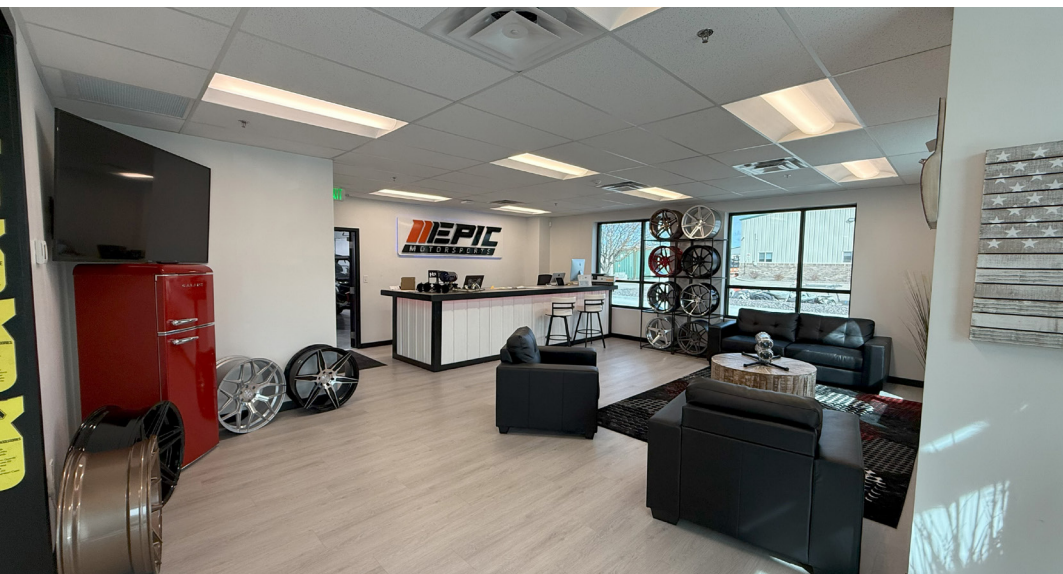
- Mezzanine pan decking and concrete floor
- Wood stairs, support walls and handrails
- 5" concrete floor
- Grid ceiling in first floor offices
- Man doors between offices and shops
- Plumbing for bathrooms, floor drains, and water heater
- Steel studs, drywall and insulation for partition walls, with level 4 drywall finish
- Bathrooms complete
- 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

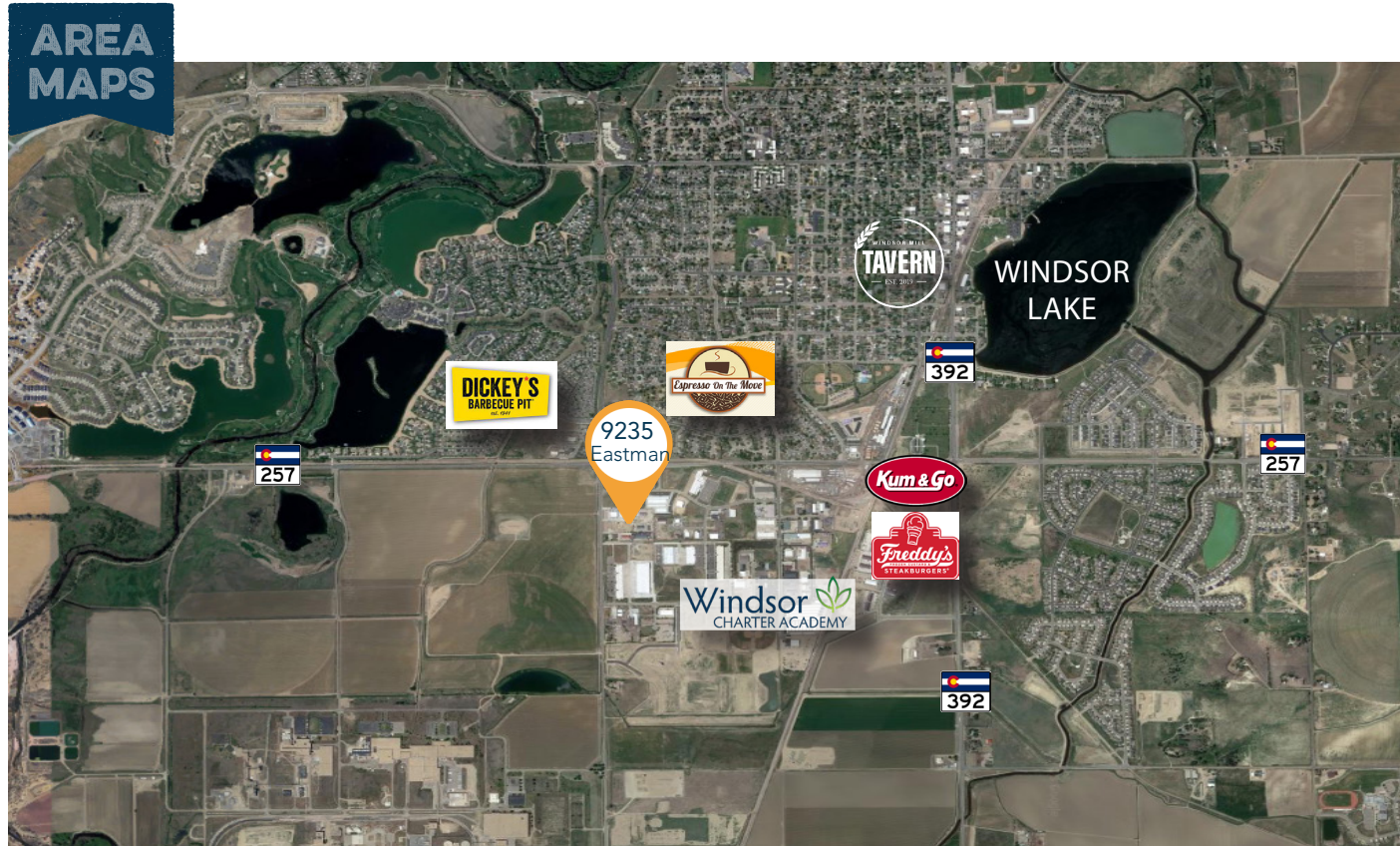


EXTERIOR PHOTOS



INTERIOR PHOTOS





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The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.