

FLEX WAREHOUSE

\$75-95/SF

7352 Greenridge Road, Windsor, CO 80550

CONDOS FOR SALE



THE PERFECT FLEX OFFICE!

- Great location, east of the Budweiser Events Center on Crossroads Blvd.
- Large overhead doors and wide paved aisles
- Private and common area restrooms, RV dump station and access to water
- Individual heat and power in all units, water in select units
- Sale or lease, owner carry options available
- Ideal for RV's, boats, ships or business!
- RV dump and fresh water on site



EXCLUSIVELY MARKETED BY

Steve Garrison

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9331 Commerce Center St. #A1

Highlands Ranch, CO 80129

303.804.9800

WWW.BRCREALESTATE.COM



FLEX WAREHOUSE CONDOS FOR SALE OR LEASE

\$75-95/SF

7352 Greenridge Road, Windsor, CO 80550



BUILDING A—FLEX UNITS

Sizes from 1,920 SF to 5,120 SF with the ability to go larger. Includes store front, electricity, heat and built-out restroom.

BUILDING B—WET UNITS

Sizes from 900 SF to 3,120 SF. Includes electricity and heat with access to water and central restrooms.

BUILDING C—DRY UNITS

Sizes from 1,080 SF to 2,160 SF. Includes electricity and heat with access to water and central restrooms.

FLEX OFFICE UNITS

\$95/SF

A-11 40' x 80' = 3,200 sq
A-10 24' x 80' = 1,920 sq ft
A-9 24' x 80' = 1,920 sq ft
A-8 24' x 85' = 2,040 sq ft
A-7 26' x 85' = 2,210 sq ft.
A-6 26' x 85' = 2,210 sq ft
A-5 26' x 85' = 2,210 sq ft
A-4 26' x 80' = 2,080 sq ft
A-3 25' x 80' = 2,000 sq ft
A-2 26' x 80' = 2,080 sq ft
A-1 47' x 80' = 3,760 sq ft

 AVAILABLE

WET WAREHOUSE

UNITS \$78/SF

B-14 18 x 50 = 900	B-15 18 x 50' = 900
B-13 24x50 = 1,200	B-16 24x50 = 1,200
B-12 24x50 = 1,200	B-17 24x50 = 1,200
B-11 23x50 = 1,150	B-18 23x50 = 1,150
B-10 21x50 = 1,050	B-19 21x50 = 1,050
B-9 25x40=1,000	B-20 25x40=1,000
B-8 26'x40'=1,040	B-21 26x40=1,040
B-7 26'x40'=1,040	B-22 26x40=1,040
B-6 25x40=1,000	B-23 25x40=1,000
B-5 21x50= 1,050	B-24 21x50 = 1,050
B-4 21x50 = 1,050	B-25 21x50 = 1,050
B-3 24x50 = 1,200	B-26 24x50 = 1,200
B-2 24x50 = 1,200	B-27 24x50 = 1,200
B-1 24x50 = 1,200	B-28 24x50 = 1,200

DRY WAREHOUSE

UNITS \$75/SF

C-14 25 x 45=1,125
C-13 24 x45=1,080
C-12 24 x45=1,080
C-11 23 x45 =1,035
C-10 24'x45'=1,080
C-9 24 x45 =1,080
C-8 26 x 55 = 1,430
C-7 25 x 55 = 1,375
C-6 26 x 55 = 1,430
C-5 26 x 55 = 1,430
C-4 22x40 = 880
C-3 22x40 = 880
C-2 22x40 = 880
C-1 16x40 = 880

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