

# FLEX/WAREHOUSE CONDOS FOR SALE OR LEASE

7352 Greenridge Road, Windsor, CO 80550

- Great location, just off I-25 near the Budweiser Events Center
- 14' to 20' wide drive-in doors with 65' wide drive aisles
- Common area restrooms
- Individual heat and power in all units, water in select units
- Short or long term leases available
- Ideal for business or for RV, boat or toy storage!



*"It was very easy to get a loan  
and our payment is 1/2 of  
what we used to pay in rent."*

-Barb Griffith, Business Owner

## "THE PERFECT FLEX OFFICE"

Exclusively  
Marketed by

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Developed by:

*Premises*  
PERSONALWAREHOUSE.COM

## INVENTORY OPTIONS

**Building A (Flex Units)** - Sizes from 1,920 SF to 5,880 SF with the ability to go larger. Includes store front, electricity, heat, and built out bathroom.

**Building B (Wet Units)** - Sizes from 900 SF to 3,120 SF. Includes electricity, heat, and access to water.

**Building C (Dry Units)** - Sizes from 1,080 SF to 2,160 SF. Includes, electricity, and heat.

**Call for specific unit availability.**



- **Customized Finishes** - Premises units are well-equipped with full insulation, lighting, power, climate control, communications, standard entry and large drive in doors.
- **Flexible Unit Types** - Amenities you need for your business or personal use from dry storage to private restrooms.

### FLEX OFFICE UNITS

**\$95/SF**

A-11 40' x 80' = 3,200 sq
A-10 24' x 80' = 1,920 sf
A-9 24' x 80' = 1,920 sq ft
A-8 24' x 85' = 2,040 sf
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

### WET WAREHOUSE UNITS

**\$78/SF**

B-14 18 x 50 = 900	B-15 18 x 50' = 900
B-13 24x50 = 1,200	B-16 24' x 50' = 1,200 sf
B-12 24' x 50' = 1,200 sf	B-17 24' x 50' = 1,200 sf
B-11 23x50 = 1,150	B-18 23' x 50' = 1,150 sf
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 26' x 40' = 1,040 sf
B-7 26'x40'=1,040	B-22 26x40=1,040
B-6 25x40=1,000	B-23 25x40=1,000
B-5 21' x 50' = 1,050 sf	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 26' x 40' = 1,040 sf
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 24' x 45' = 1,080 sf
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

Available