

\$1,735,365 - 1000 Champion Dr, Windsor

MLS® #1040723

\$1,735,365

Bedroom, Bathroom,
Commercial Sale on 0.08 Acres

Grand Champion Drive Condos, Windsor, CO

The property contains two units being sold together. There is 6,089 SF Available which includes 900 SF of Office Space and a Mezzanine above Unit E. 8,300 SF of outside storage. Ceiling Height is 18' x 22', Two Overhead Doors 10' x 14". Power is 400 amps; 120v/240v/480v 3 phase. Lease Rate is \$16.75/SF NNN (outside storage is negotiable). NNN Expense is \$10.60/SF. Zoning is GC (General Commercial) Town of Windsor. South Gate Business Park in Windsor, Colorado, is a commercial and industrial development located north of US Highway 34 and west of County Road 17. It features prominent businesses like Aims Community College (Automotive & Technology Center), the Public Safety Unit, Downward Rocky Mountain Technology Center, Peak Kia North, Bobcat of the Rockies, and more. With its close proximity to US 34 and a short drive to Interstate 25, it is easily accessible to the Northern Colorado Regional Airport.

Built in 2021

Essential Information

MLS® #	1040723
Price	\$1,735,365
Acres	0.08
Year Built	2021
Type	Commercial Sale
Sub-Type	Sale: Commercial/Industrial



Status Active

Community Information

Address 1000 Champion Dr
Area Windsor
Subdivision Grand Champion Drive Condos
City Windsor
County Weld
State CO
Zip Code 80550

Interior

Heating Forced Air
Cooling Central Air

Exterior

Roof Flat
Construction Metal Siding

School Information

District Weld RE-4
Elementary Skyview
High Windsor

Additional Information

Days on Market 69
Zoning Commercial

Listing Details

Listing Office CBRE Inc

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