

INDUSTRIAL FOR SUBLEASE

840 DIAMOND VALLEY DR.
840 DIAMOND VALLEY DRIVE
WINDSOR, CO 80550



FOR LEASE

TRANSWORLD CRE

5261 S Quebec St Ste 200
Greenwood Village, Colorado 80111

PRESENTED BY:

PHIL KUBAT

Principal & Managing Broker
office: (720) 909-8557
cell: (303) 981-1936
phil@transworldcre.com
CO - ER100016698, TX - 759206

JACK REILLY

Commercial Real Estate Broker
office: (970) 690-0265
jreilly@transworldcre.com
CO - 100099123

BILL REILLY

Senior Advisor SVN Denver Commercial
office: 970-566-3481
bill.reilly@svn.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

TABLE OF CONTENTS

PHIL KUBAT

PRINCIPAL & MANAGING BROKER
O: (720) 909-8557
C: (303) 981-1936
phil@transworldcre.com
CO - ER100016698, TX - 759206

JACK REILLY

COMMERCIAL REAL ESTATE BROKER
O: (970) 690-0265
jreilly@transworldcre.com
CO - 100099123

BILL REILLY

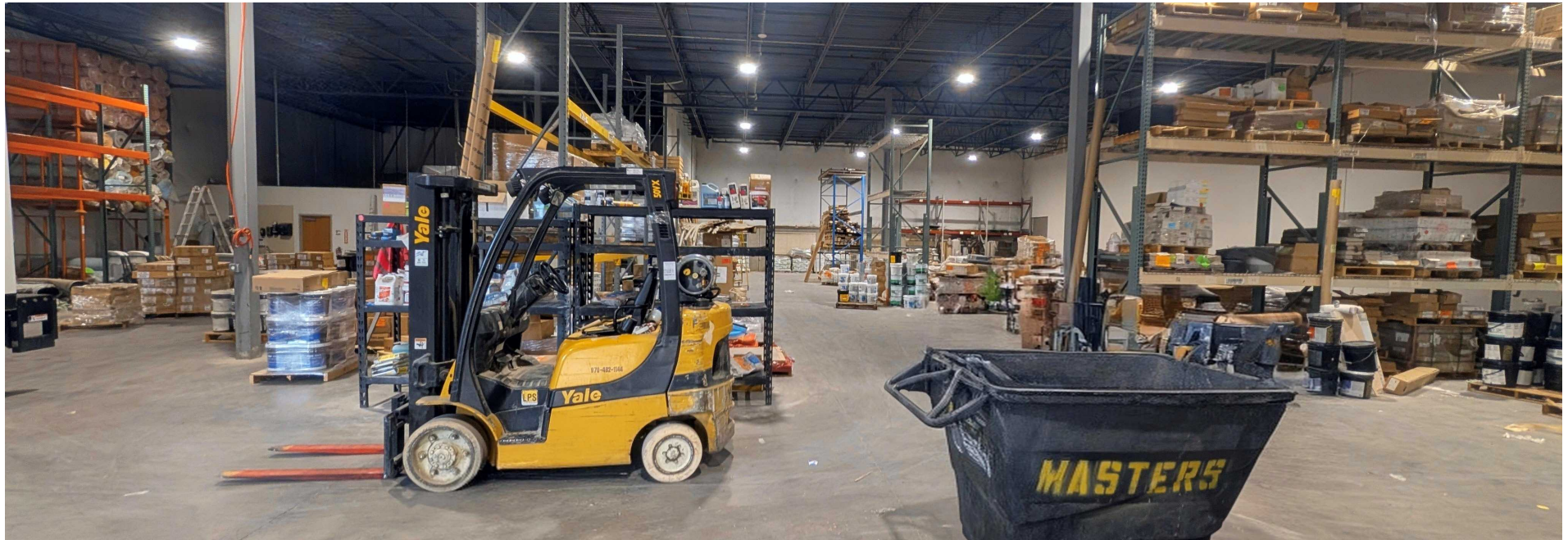
SENIOR ADVISOR SVN DENVER COMMERCIAL
O: 970-566-3481
bill.reilly@svn.com

Property Summary	3
Property Photos	4
Location Maps	6
Demographics	7

PROPERTY SUMMARY

840 Diamond Valley Dr.
840 Diamond Valley Drive | Windsor, CO 80550

03



Property Summary

Available SF:	12,300 SF
Clear Height:	22
Lease Rate:	\$12 SF
NNN:	\$5.13
Parking:	3 : 1,000 SF
Zoning:	Light Industrial
Power:	250 Amps - 480Y/277V
Sprinklers:	Yes
Office:	1,800 SF
Warehouse:	10,500 SF
Dock High:	2 Doors (10"x9")
Grade Level:	1 Door (14"x9")

Property Overview

12,300 SF available within a quality industrial/distribution building at Diamond Valley Tech Center. The space includes two (2) dock-high doors, one (1) grade-level door, 22' clear height, and $\pm$ 1,800 SF of built-out office—ideal for a wide range of users from distribution and light manufacturing to e-commerce fulfillment and building/service contractors. The broader, 62,280-SF building (built 2002/2003) offers modern loading and functional circulation within a master-planned, architecturally controlled park.

Location Overview

Situated in Windsor's Diamond Valley Tech/Industrial district—zoned LI (Limited Industrial)—the park totals roughly 100+ acres of established industrial development. It sits just east of Highway 257, between Weld County Road 68 and Eastman Park Drive, providing quick connectivity to CO-392, US-34, and I-25 for regional access across Northern Colorado

PROPERTY PHOTOS

840 Diamond Valley Dr.
840 Diamond Valley Drive | Windsor, CO 80550

04

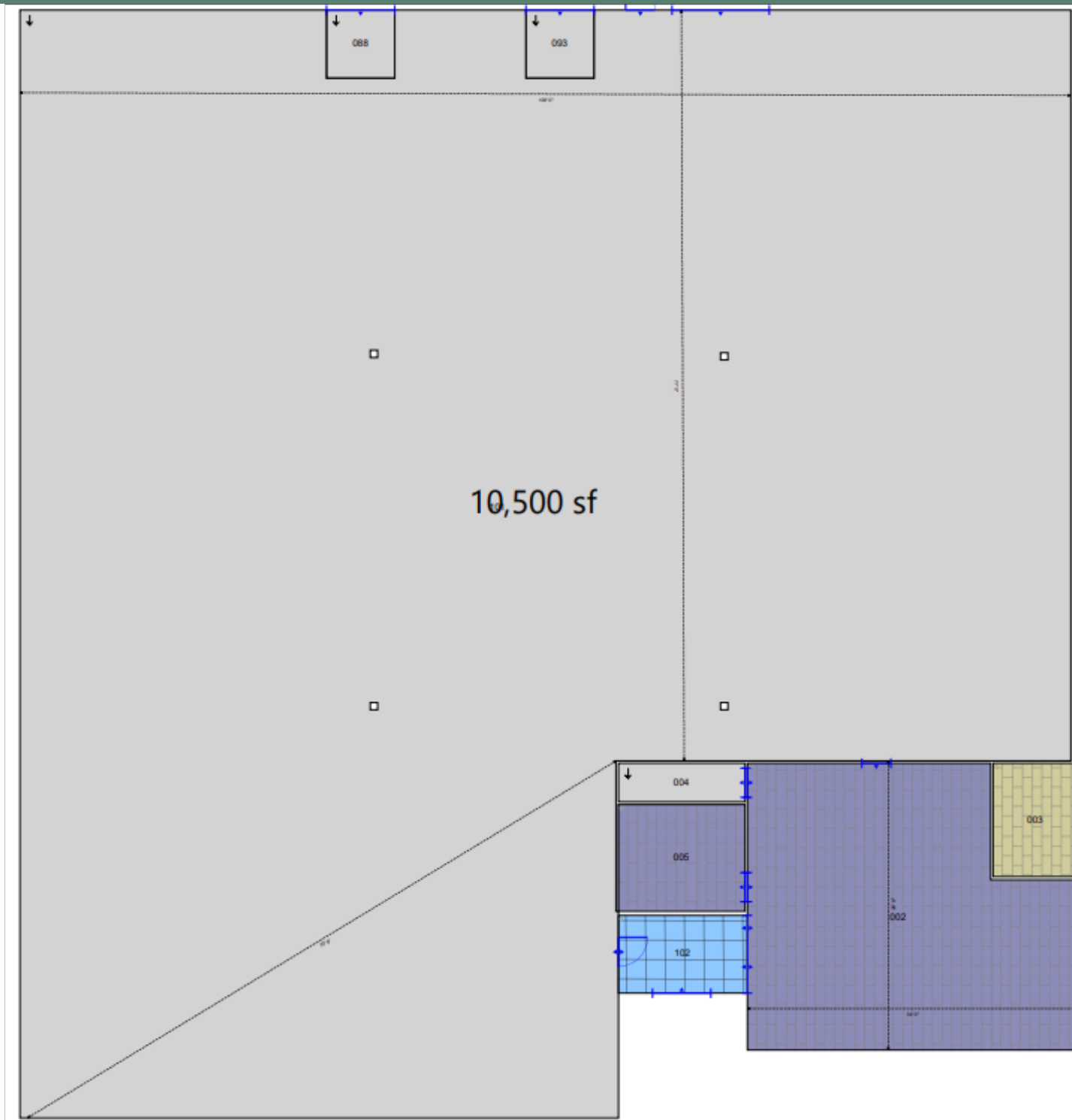


PROPERTY FLOOR PLAN

840 Diamond Valley Dr.

840 Diamond Valley Drive | Windsor, CO 80550

05

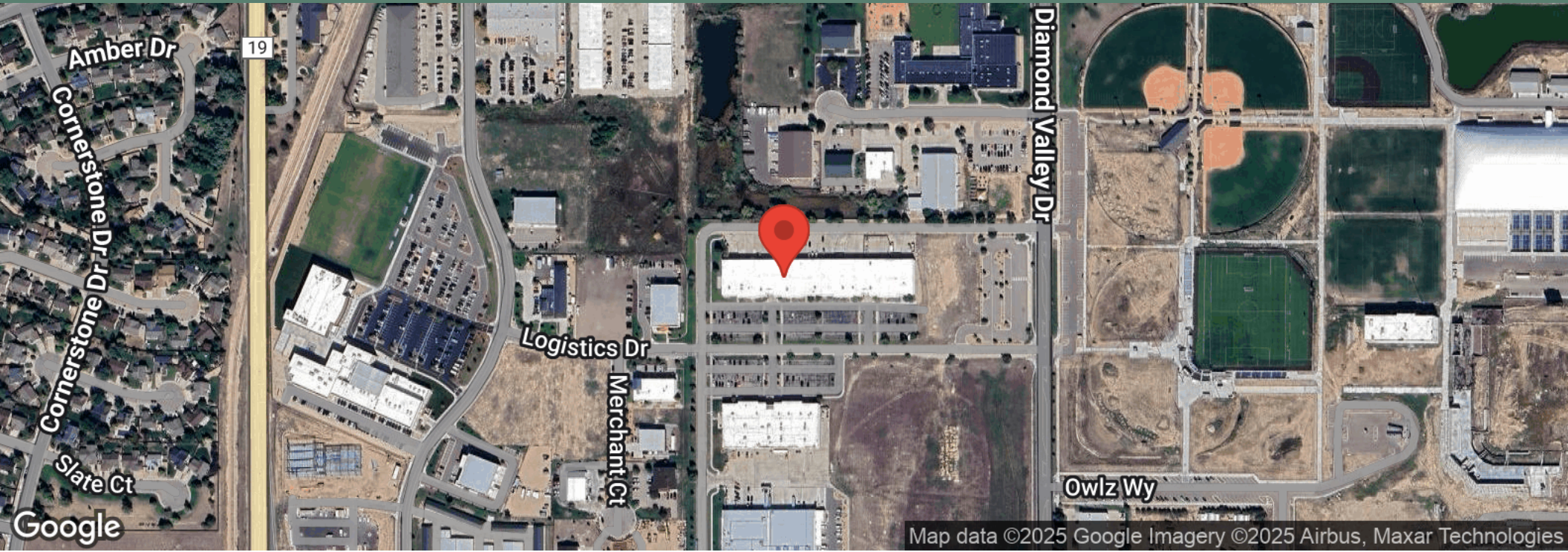


LOCATION MAPS

840 Diamond Valley Dr.

840 Diamond Valley Drive | Windsor, CO 80550

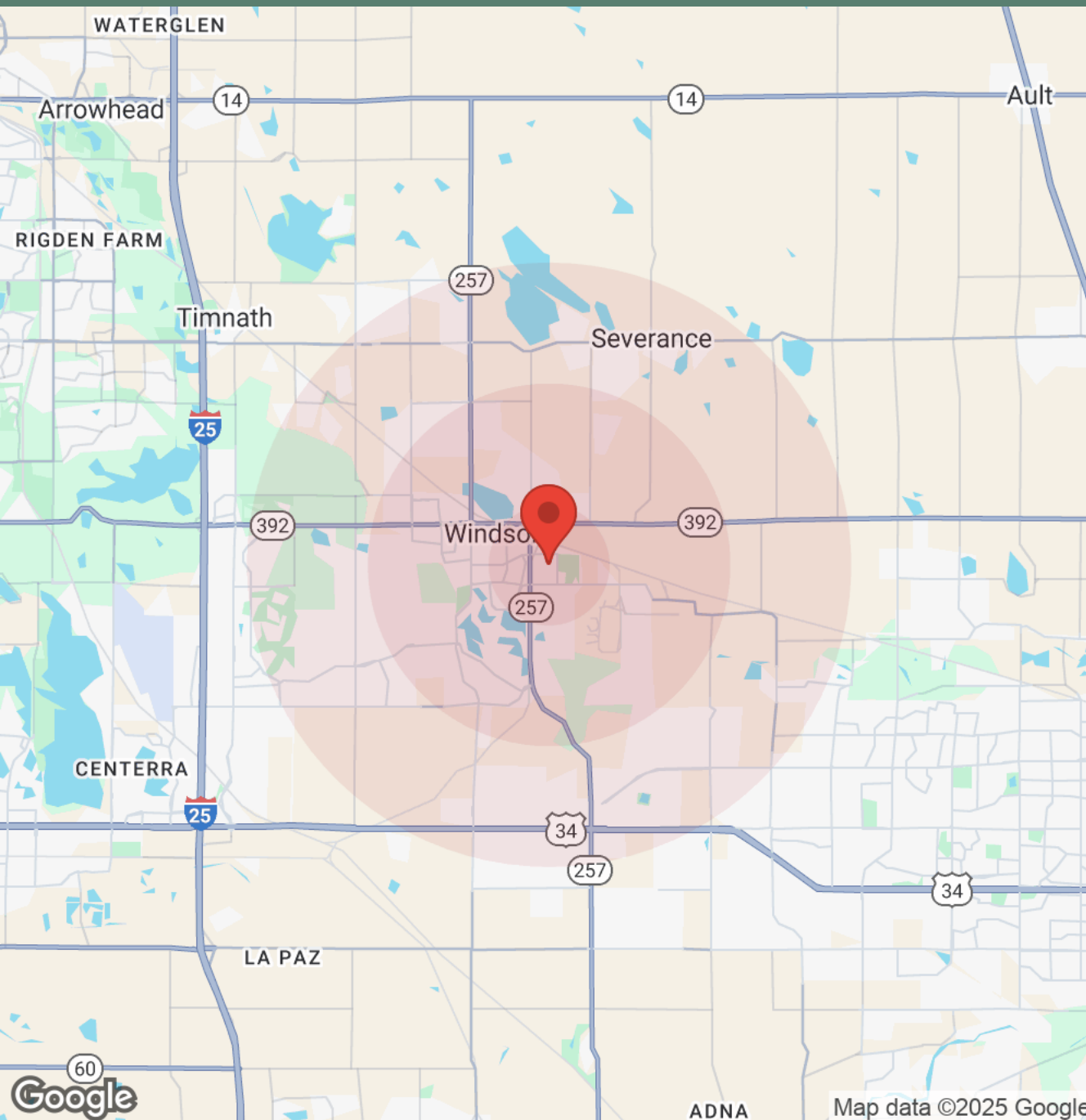
06



DEMOGRAPHICS

840 Diamond Valley Dr.
840 Diamond Valley Drive | Windsor, CO 80550

07



Population	1 Mile	3 Miles	5 Miles
Male	3,807	10,025	10,686
Female	3,893	9,800	10,412
Total Population	7,700	19,825	21,098

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,607	4,188	4,425
Ages 15-24	1,155	3,017	3,189
Ages 25-54	2,902	7,244	7,705
Ages 55-64	955	2,494	2,683
Ages 65+	1,081	2,882	3,096

Race	1 Mile	3 Miles	5 Miles
White	7,355	19,146	20,389
Black	11	11	11
Am In/AK Nat	5	33	43
Hawaiian	N/A	N/A	N/A
Hispanic	665	1,347	1,381
Multi-Racial	642	1,206	1,246

Income	1 Mile	3 Miles	5 Miles
Median	\$69,091	\$70,543	\$76,051
< \$15,000	184	444	444
\$15,000-\$24,999	299	412	422
\$25,000-\$34,999	284	517	537
\$35,000-\$49,999	410	1,022	1,040
\$50,000-\$74,999	563	1,541	1,655
\$75,000-\$99,999	419	1,113	1,203
\$100,000-\$149,999	526	1,726	1,868
\$150,000-\$199,999	193	297	321
> \$200,000	51	216	247

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,071	7,796	8,283
Occupied	2,903	7,307	7,770
Owner Occupied	2,059	5,670	6,073
Renter Occupied	844	1,637	1,697
Vacant	168	489	513