

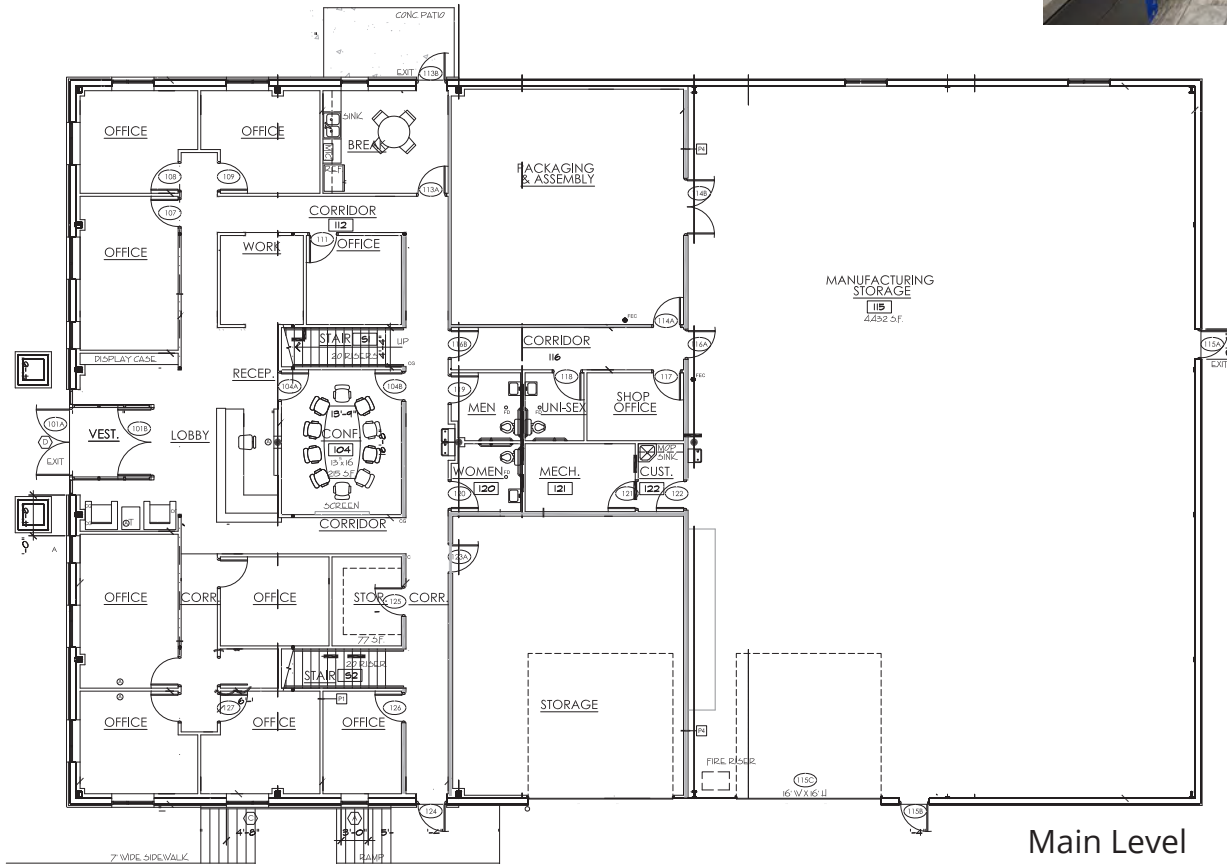
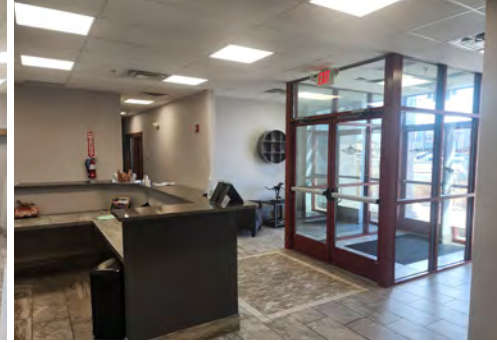
Prime Manufacturing Building for Sale

841 Automation Drive, Windsor, CO 80550 | \$3,800,000 | \$292.00 P/SF



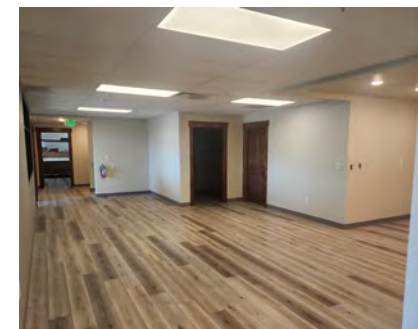
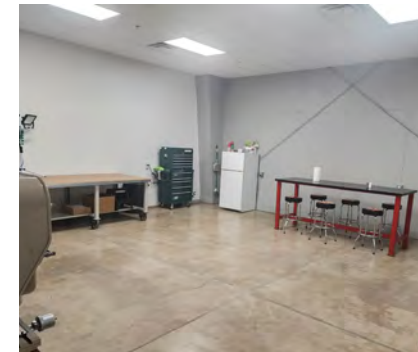
PROPERTY HIGHLIGHTS

- 13,000 total SF
- Second floor has 3,000 SF of finished office with conference room and kitchen, bathroom
- 14' x 14' OHD x 2
- Nicely finished foyer with built-in reception desk
- Conference room on the main floor with 7 offices
- Break room
- Three restrooms on the main floor
- The building is fully sprinkled, radiant heat in the warehouses



Main Level

An additional 3,000+/- SF is located on the second level.
Call today for more details or to schedule a tour!



LOCATION OVERVIEW



DRIVE TIMES

Loveland 11.1 Miles
Greeley 13.2 Miles
Fort Collins 18.4 Miles
I-25 6.2 Miles
Longmont 33.9 Miles
North Denver 55.4 Miles
Denver/DIA 60.5 Miles



HIGHWAY 257

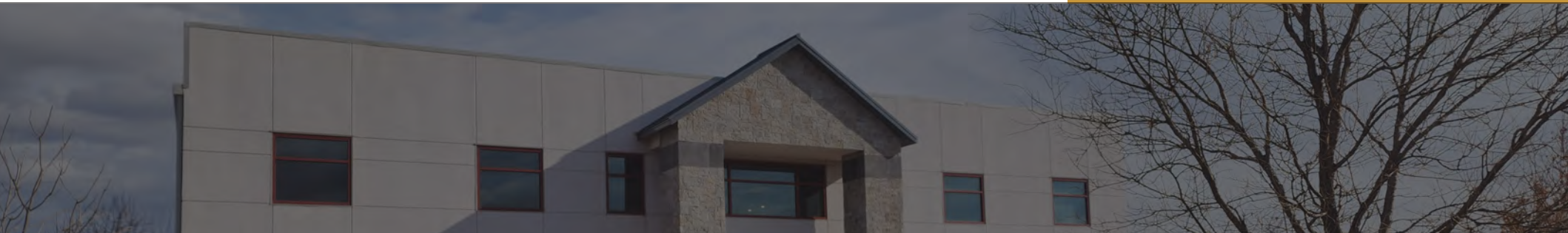
DEMOGRAPHICS

2025 Estimated Population	45,095 (town of Windsor website)
Population Growth	+45.3%
Median Household Income	\$109,240
Median Age	38.8



**Population of
approximately
729,000±**

(Larimer and Weld Counties)



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The information on this property was acquired from sources deemed reliable however we do not warrant its accuracy and recommend that all aspects be independently verified by purchaser. © 2025

