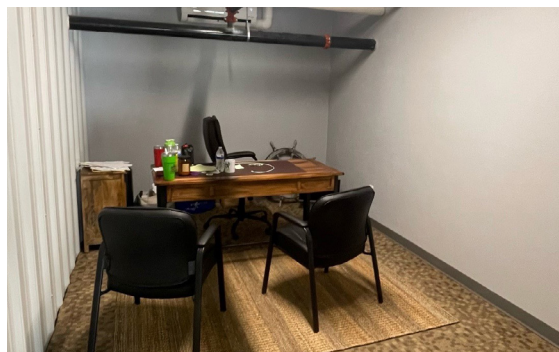
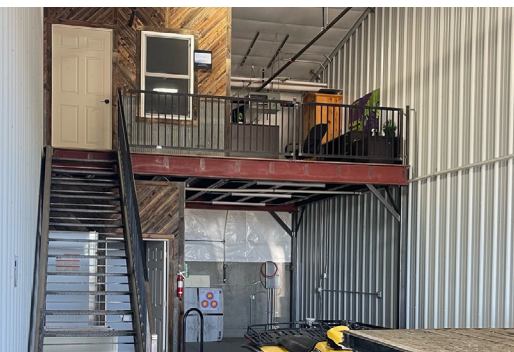


WATER VALLEY VAULTS

360 RANCHO DRIVE, WINDSOR, COLORADO 80550

**1,200 SF INDUSTRIAL SPACE FOR LEASE****Lease Rate: \$15/SF NNN | NNN: \$8.25/SF**

Water Valley Vaults at 360 Rancho Drive has one unit currently available for industrial shop space. Unit 807 is a white box industrial space with 14' overhead doors, 3-phase power, private restroom, and 18' clear height. The unit also provides access to a wash bay with limited commercial availability. This property is located in the newly developed Water Valley Vaults, a short drive from Interstate 25, Highway 34 or Downtown Windsor; ideal for hobby shop space or to satisfy warehouse users in need of additional storage space. Contact broker for additional details or to schedule a tour of the space.

PROPERTY FEATURES

Available Size	1,200 SF
Loading	One (1) 14' X 12' Overhead Door
Power	3-Phase
Wash-bay	Accessible
Clear Height	18'

WATER VALLEY VAULTS

360 RANCHO DRIVE, WINDSOR, COLORADO 80550



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