

INDUSTRIAL BUILDING ON ACADEMY COURT

679 ACADEMY CT, WINDSOR, CO 80550



PROPERTY DESCRIPTION

Industrial Building, Great Location, Owner-user, east Windsor, CO

PROPERTY HIGHLIGHTS

- 5,455 SF building
- Built in 2003, zoned Light-Industrial
- Popular industrial area in Windsor, CO
- Thriving East Windsor industrial corridor location
- Easy building access for industrial and manufacturing owners-users
- Ample front lot parking for convenience
- Concrete parking area
- Paved streets providing easy access to the property
- Strategic location for industrial and manufacturing enterprises

OFFERING SUMMARY

Sale Price:	\$1,263,750
Building Size:	5,455 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,406	6,239	11,144
Total Population	3,910	17,656	31,278
Average HH Income	\$107,699	\$111,694	\$127,356



COMMERCIAL ALLIANCE
Each office independently owned and operated

6028 Stallion Dr.
Loveland, CO 80538

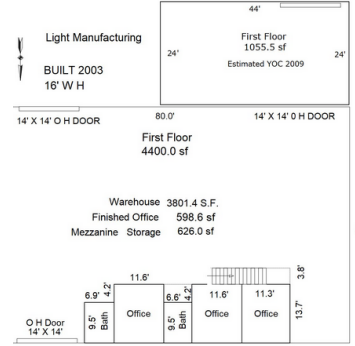
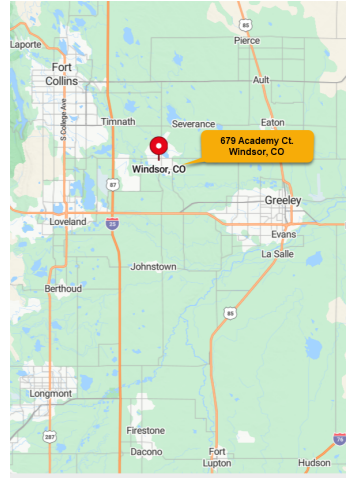
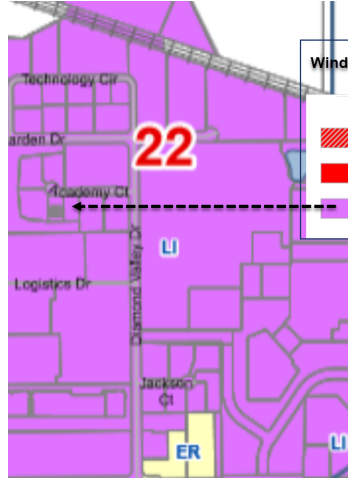
303.756.4747

COLORADOCOMMERCIALBROKERS.COM

JIM NEUFELD
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CONCRETE PARKING LOT



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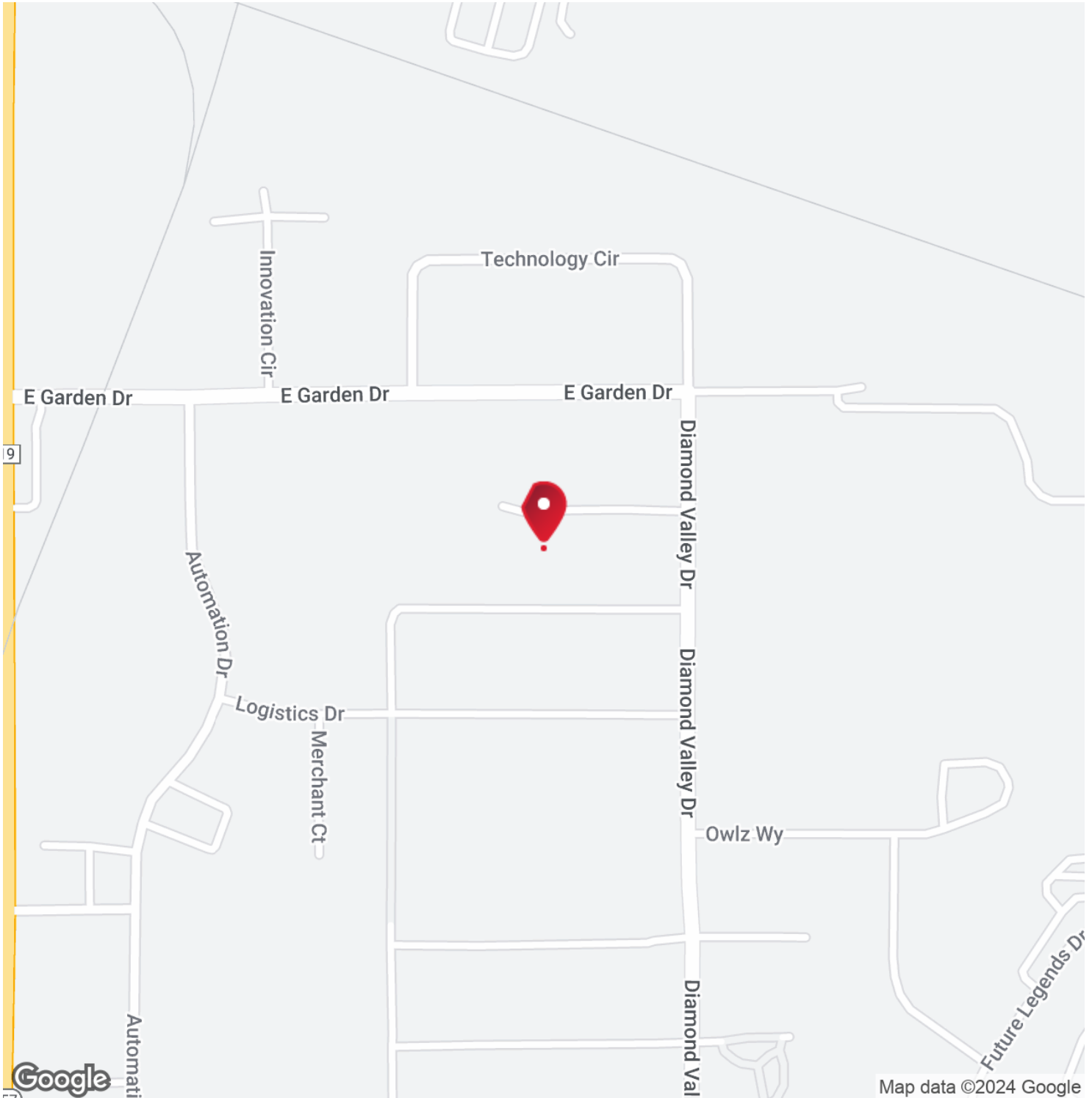
FOR SALE

INDUSTRIAL PROPERTY

LOCATION MAP

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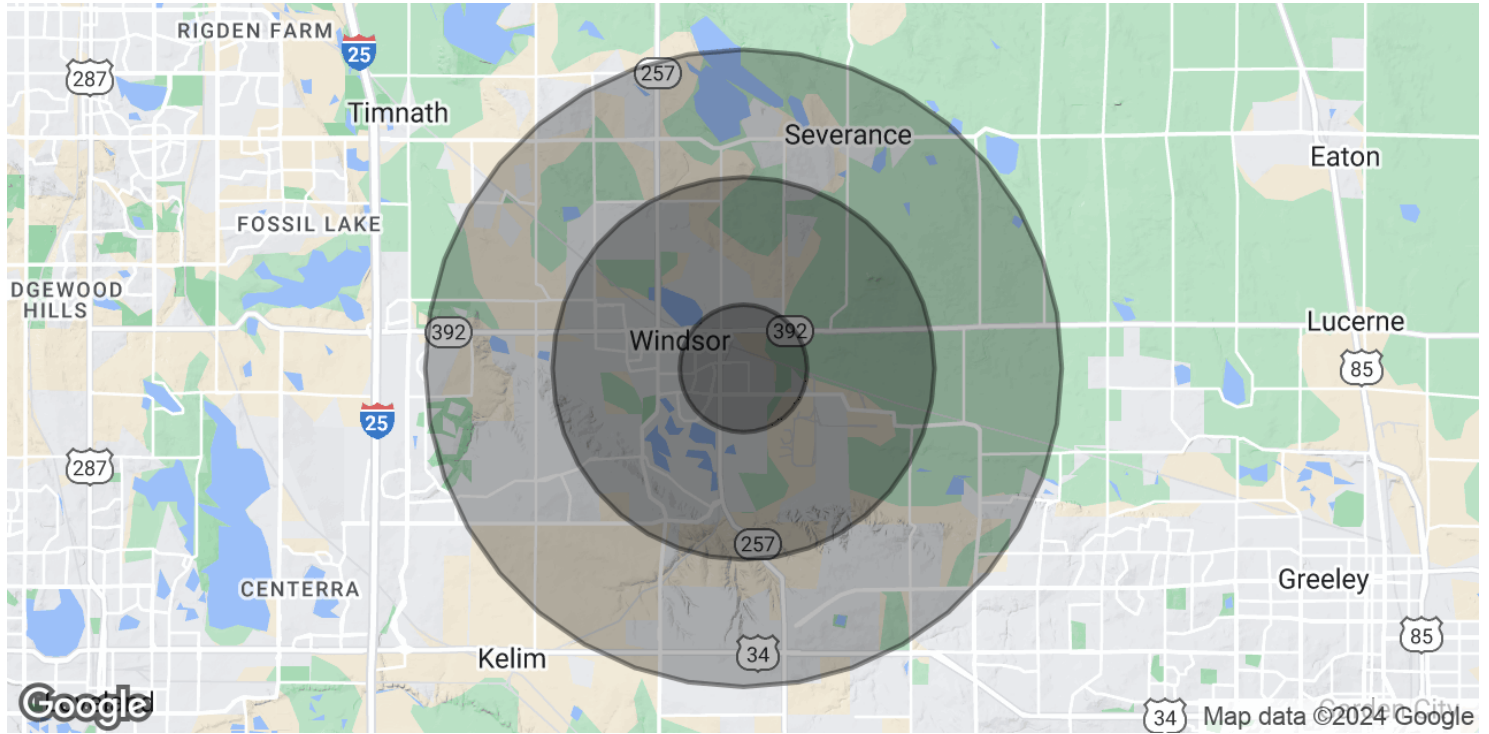
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,910	17,656	31,278
Average Age	37.8	37.6	39.3
Average Age (Male)	36.3	36.9	38.7
Average Age (Female)	40.1	38.6	40.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,406	6,239	11,144
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$107,699	\$111,694	\$127,356
Average House Value	\$357,585	\$377,163	\$425,890

2020 American Community Survey (ACS)



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