

**Space Available:**

**Lease Rate:**

**NNN Rate:**

**Sale Price:**

Unit C & D: 5,106 SF

\$14.50/SF NNN

\$7.79/SF

\*2025 estimated  
blended rate

\$1,100,000

*INDUSTRIAL FLEX UNITS WITH OFFICE & SHOWROOM – PRIME JOHNSTOWN LOCATION*

- Just off Hwy 34 with direct I-25 access, and minutes from Scheels and Johnstown Plaza.
- Showroom, finished offices, and warehouses featuring (2) 14' overhead doors.
- 3-phase power to building; each unit has 200 AMP service plus 100 AMP office subpanel.
- Light Industrial zoning allows for a wide range of commercial and industrial uses.



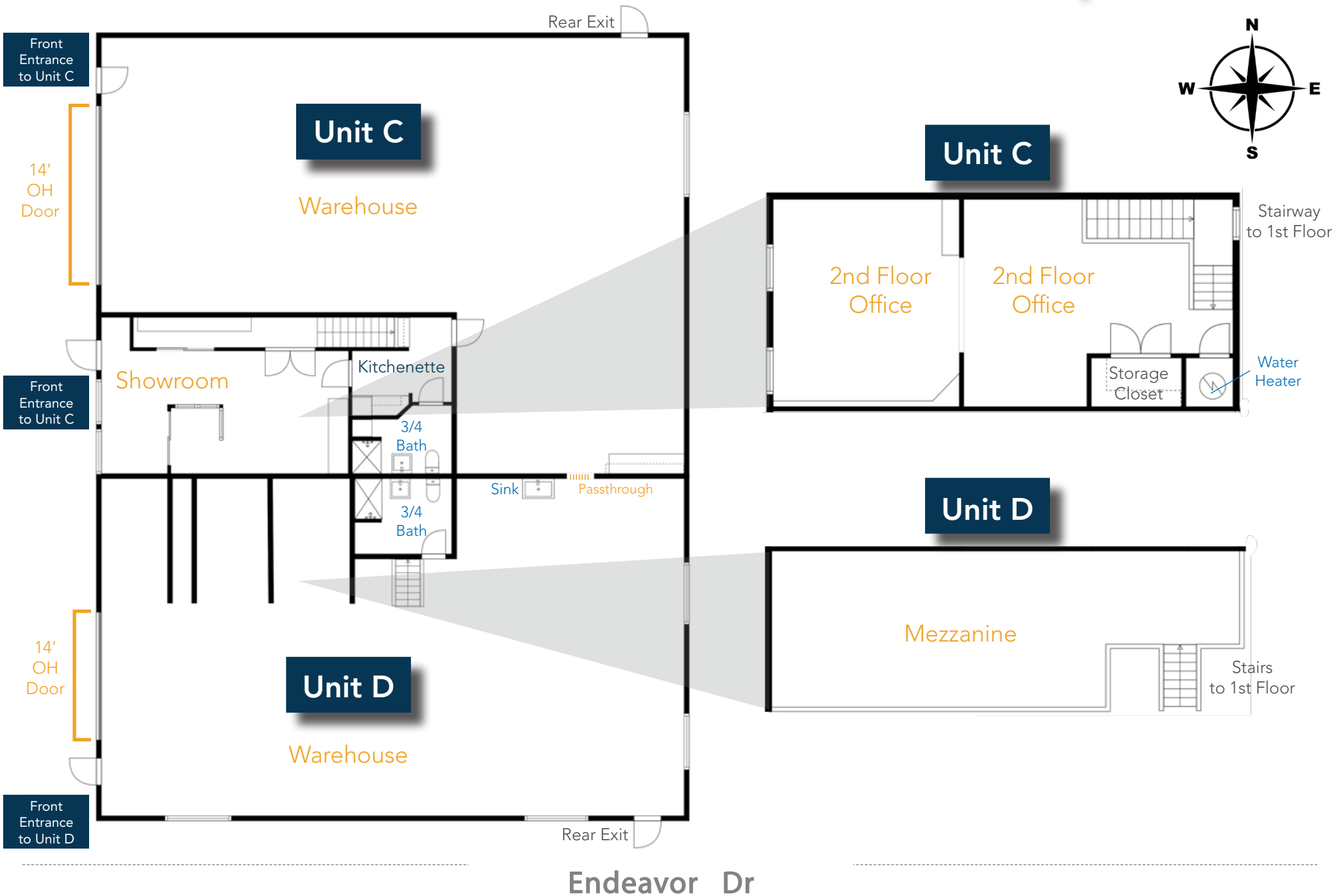
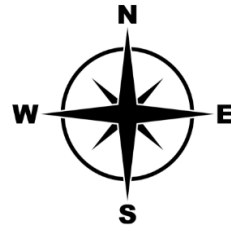








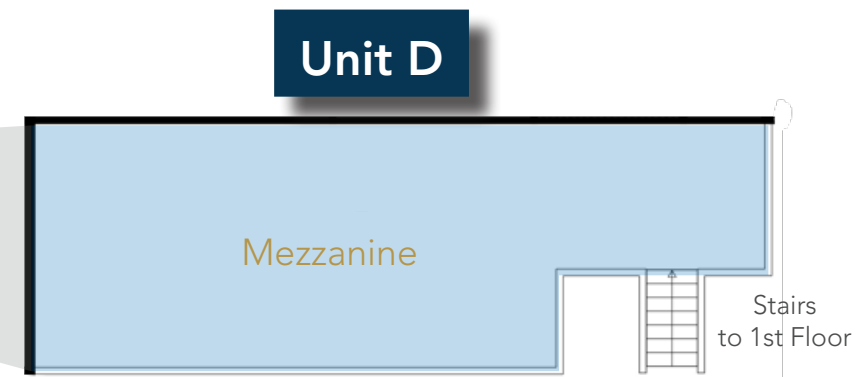
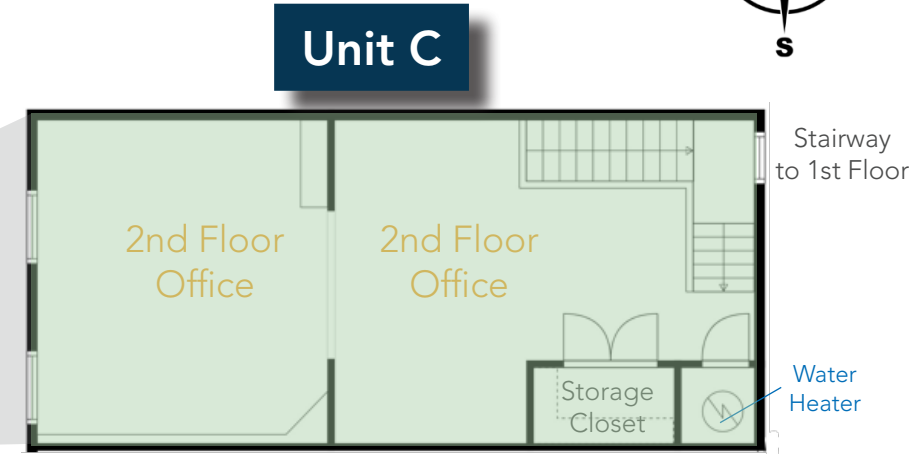
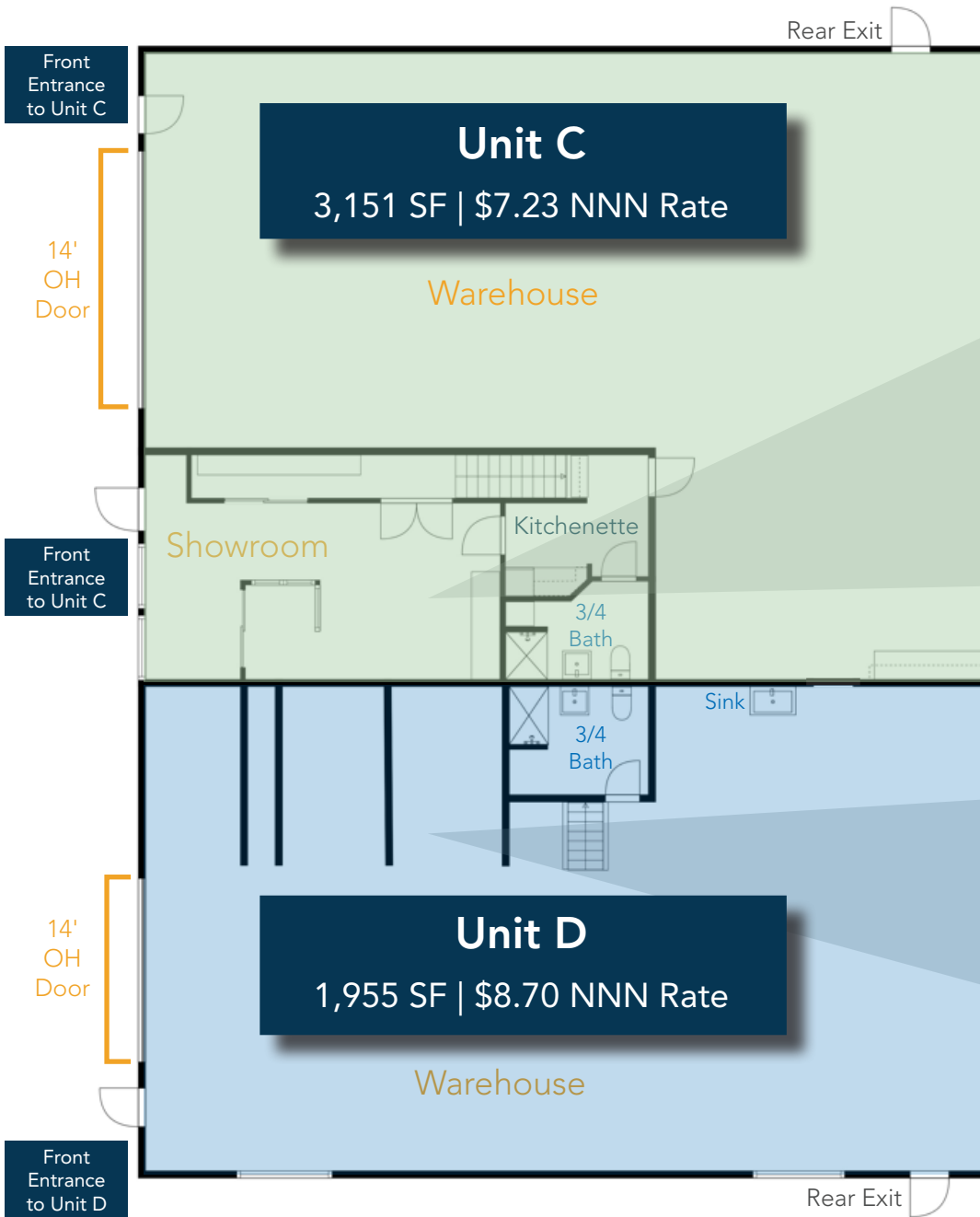
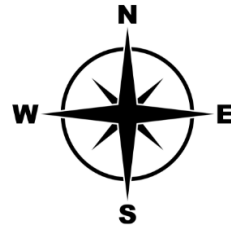
# UNIT C & D | FLOORPLAN



Endeavor Dr



# UNIT C & D | DEMISING OPTION



Endeavor Dr







# REGIONAL MAP



CONTACT:

Nick Norton, CCIM • 970-213-3116 • [nnorton@waypointRE.com](mailto:nnorton@waypointRE.com)  
Erik Caffee • 970-218-4284 • [ecaffee@waypointRE.com](mailto:ecaffee@waypointRE.com)

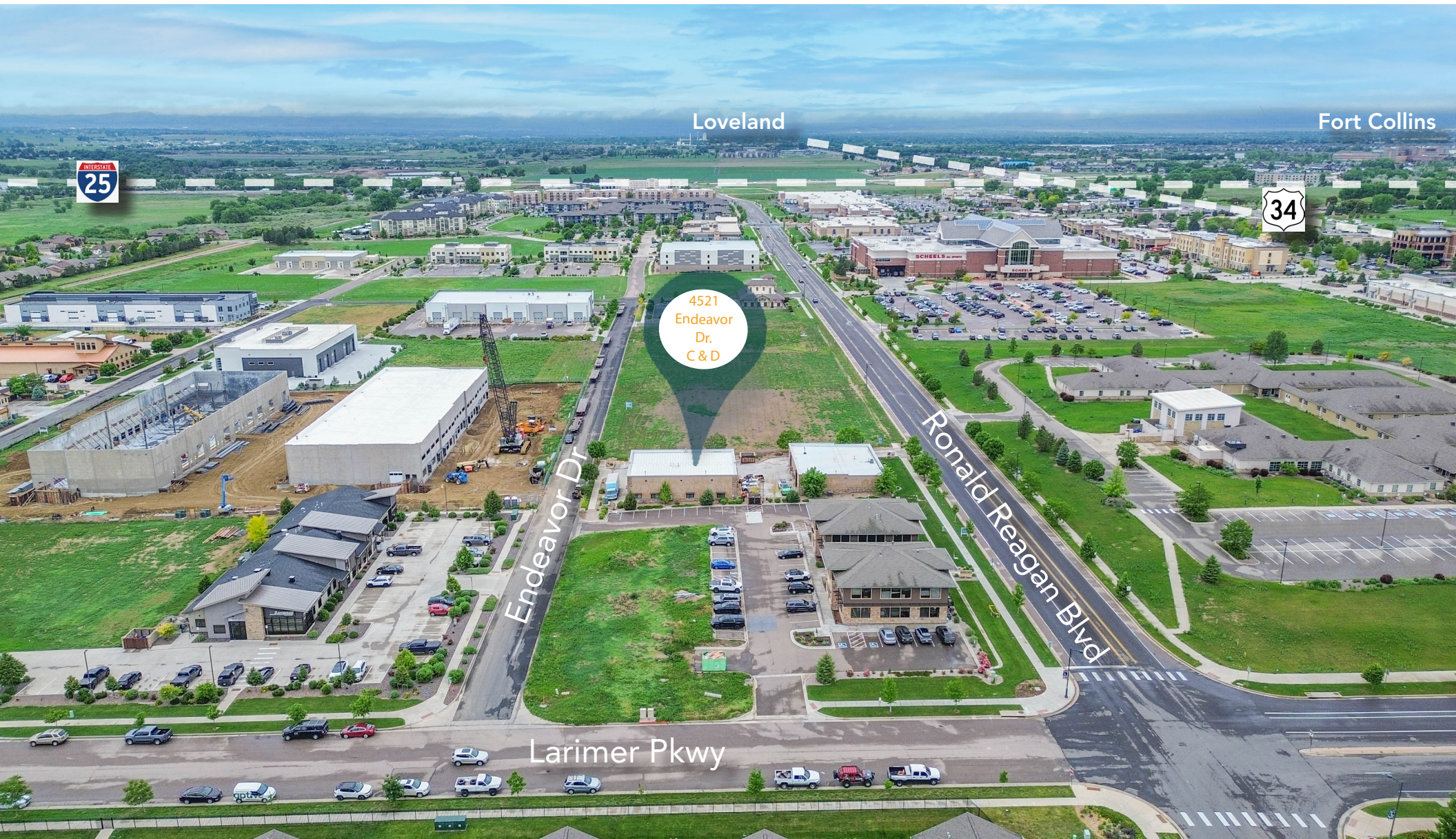
NICK NORTON, CCIM / ERIK CAFFEE

125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • [www.waypointRE.com](http://www.waypointRE.com)

The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.



# AREA MAP



**CONTACT:** Nick Norton, CCIM • 970-213-3116 • [nnorton@waypointRE.com](mailto:nnorton@waypointRE.com)  
Erik Caffee • 970-218-4284 • [ecaffee@waypointRE.com](mailto:ecaffee@waypointRE.com)

NICK NORTON, CCIM / ERIK CAFFEE  
125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • [www.waypointRE.com](http://www.waypointRE.com)