



208 GATEWAY DR
JOHNSTOWN, CO
80513

Space Available:

4,672 SF

Lease Rate:

\$16 - \$18/SF NNN

NNN Rate:

\$7.56/SF

(Includes all utilities
+ internet)

HIGH DEMAND
REGIONAL
LOCATION

REGIONALLY LOCATED LIGHT-INDUSTRIAL SPACE FOR LEASE

- Consists of a large warehouse, (2) 14' drive-in overhead doors, front reception area, multiple offices, private restroom and secure storage
- 1.5 acre yard negotiable - contact broker for more details
- 220v/3-phase power
- Floor drain
- Building signage available
- Located on I-25 corridor near Buc-ee's & Ledge Rock Center, a mixed-use master planned community



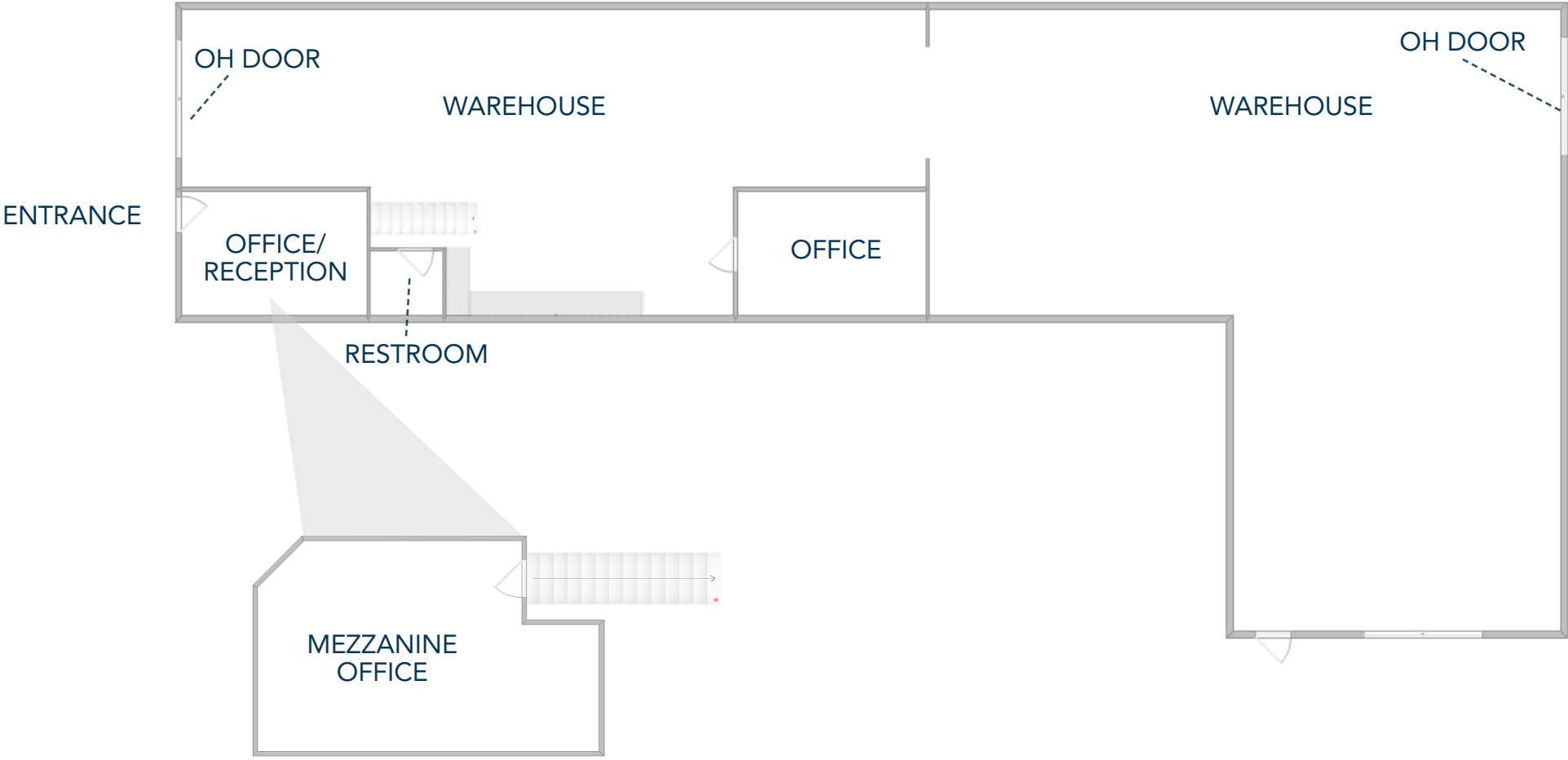
PROPERTY PHOTOS



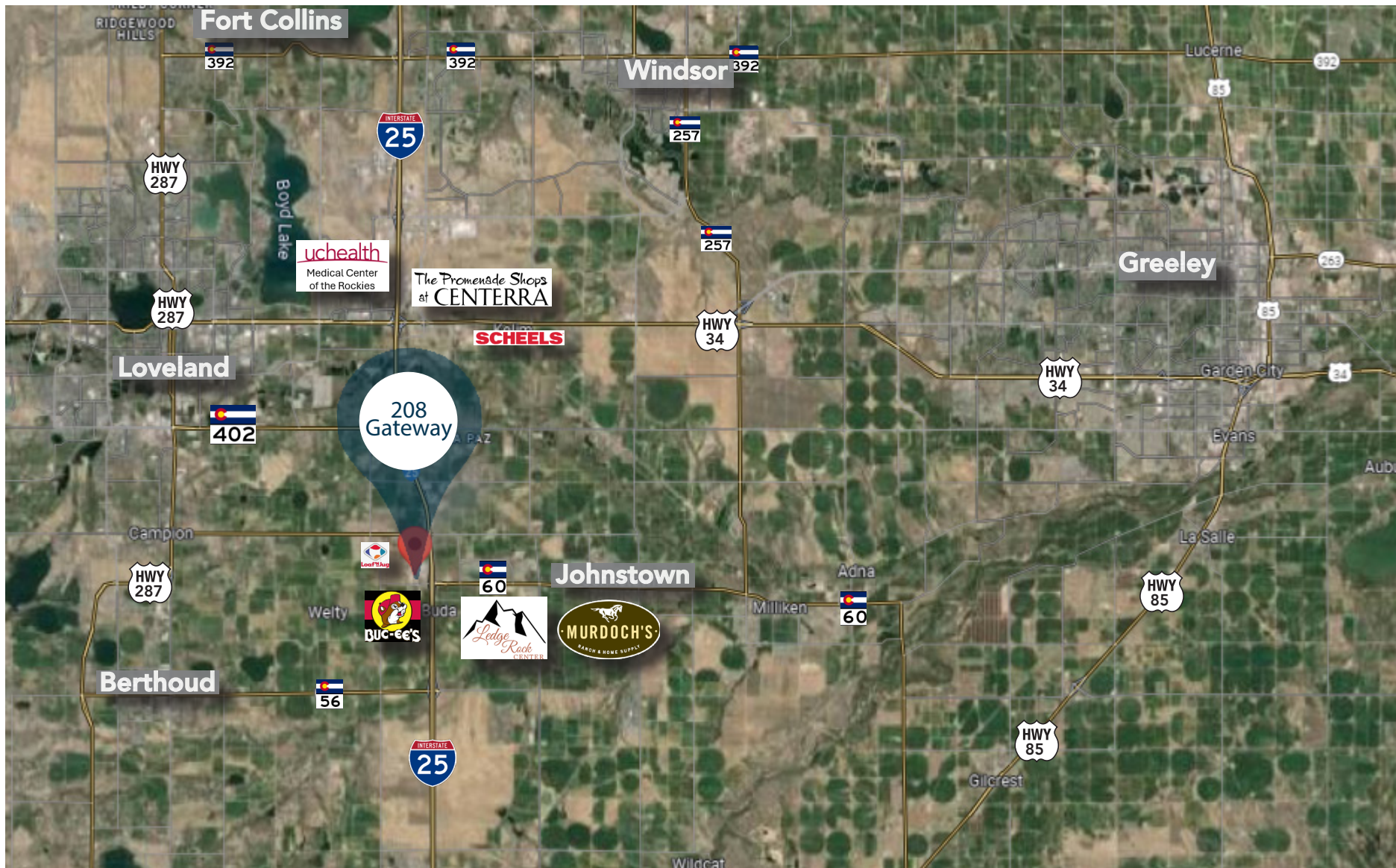
AREA MAP



PROPERTY FLOOR PLAN



AREA MAP



CONTACT: David Katz, CCIM • 970-481-5808 • dkatz@waypointRE.com
Josh Guernsey • 970-218-2331 • jguernsey@waypointRE.com