



208 GATEWAY RD
JOHNSTOWN, CO
80513

Space Available:

2,304 - 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

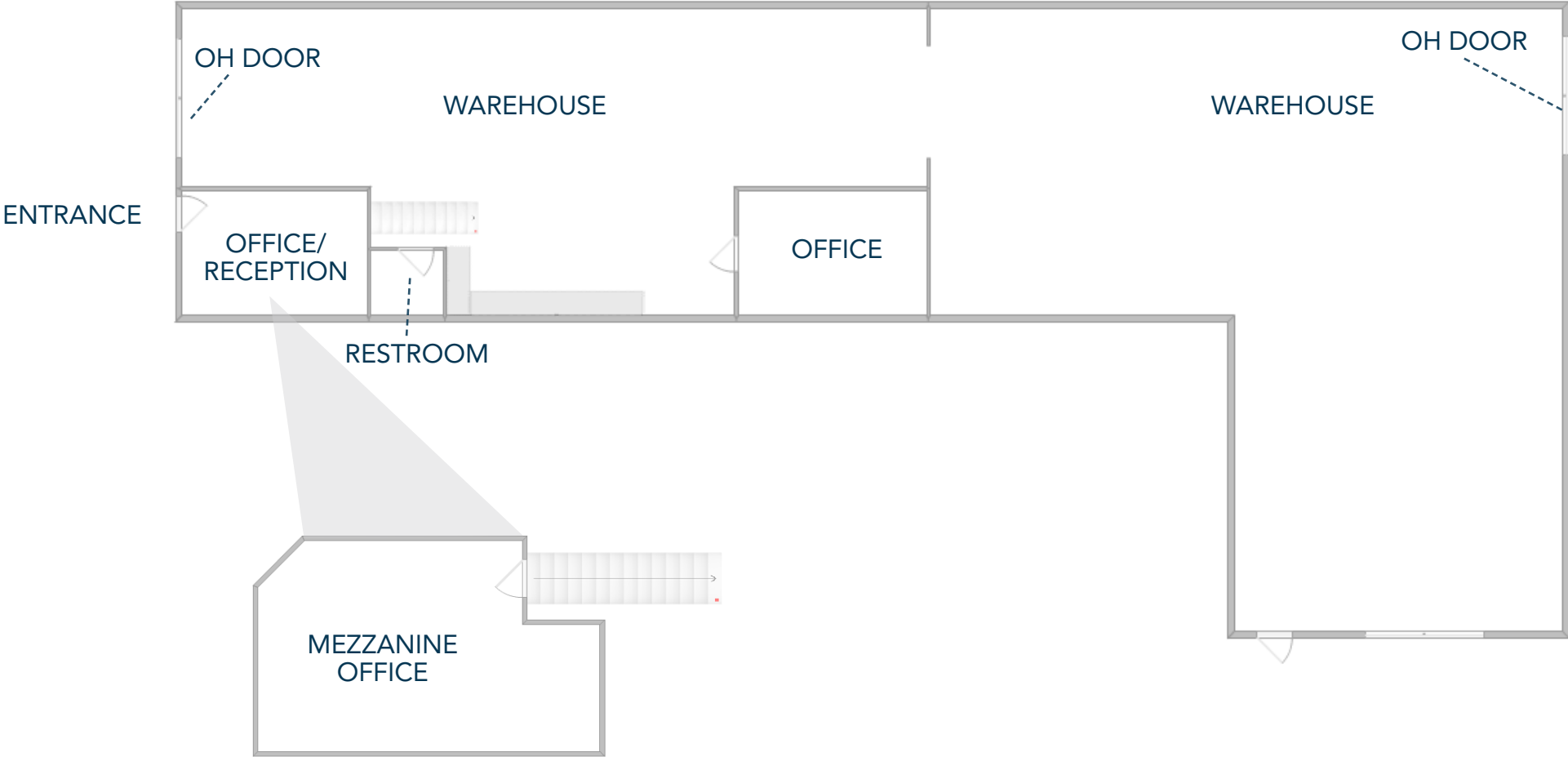


AREA MAP



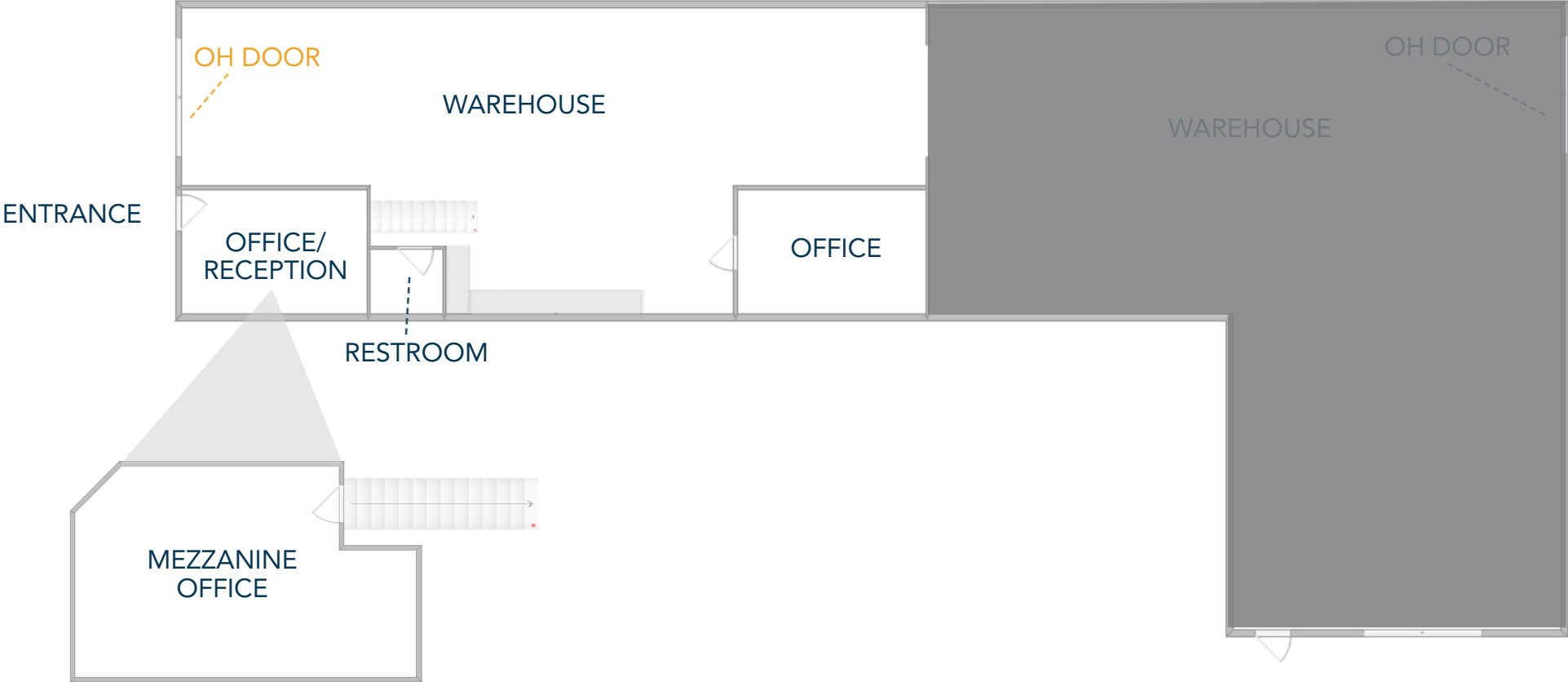
PROPERTY FLOOR PLAN

OPTION 1: 4,672 SF

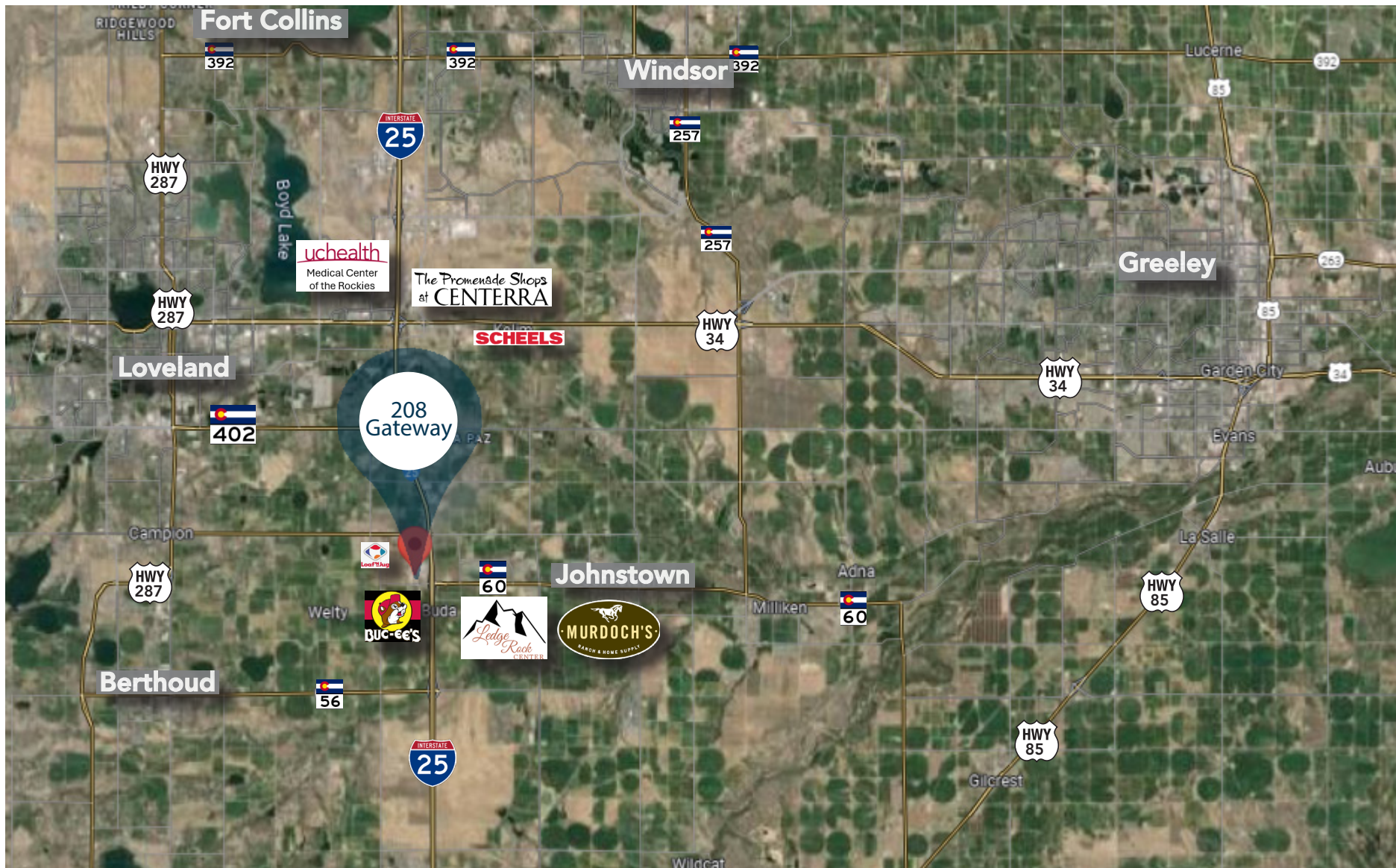


PROPERTY FLOOR PLAN

OPTION 2: 2,304 SF



AREA MAP



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