



Space Available: **10,500 SF**
Industrial / Warehouse / Flex

Sale Price: **\$2,541,000.00** (\$242.00/SF)

Lease Rate: **\$17.00 / SF NNN**

NNN Rate: **\$2.55 / SF** (2025 estimate)

VERSATILE INDUSTRIAL SPACE WITH YARD IN HIGH-GROWTH CORRIDOR

- 1/4 acre outdoor storage yard
- (2) 14'x14' overhead doors with direct loading access
- Fully sprinklered & insulated with (4) radiant heaters
- Prime I-25 access across from Buc-ee's & Ledge Rock Retail Center
- Within 25 minutes of Fort Collins, Longmont, Greeley & Loveland

**405 MOUNTAIN VIEW RD.
UNIT B
JOHNSTOWN, CO 80534**

1/4 ACRE OUTDOOR STORAGE YARD*

(2) OVERHEAD DOORS: 14' x 14'

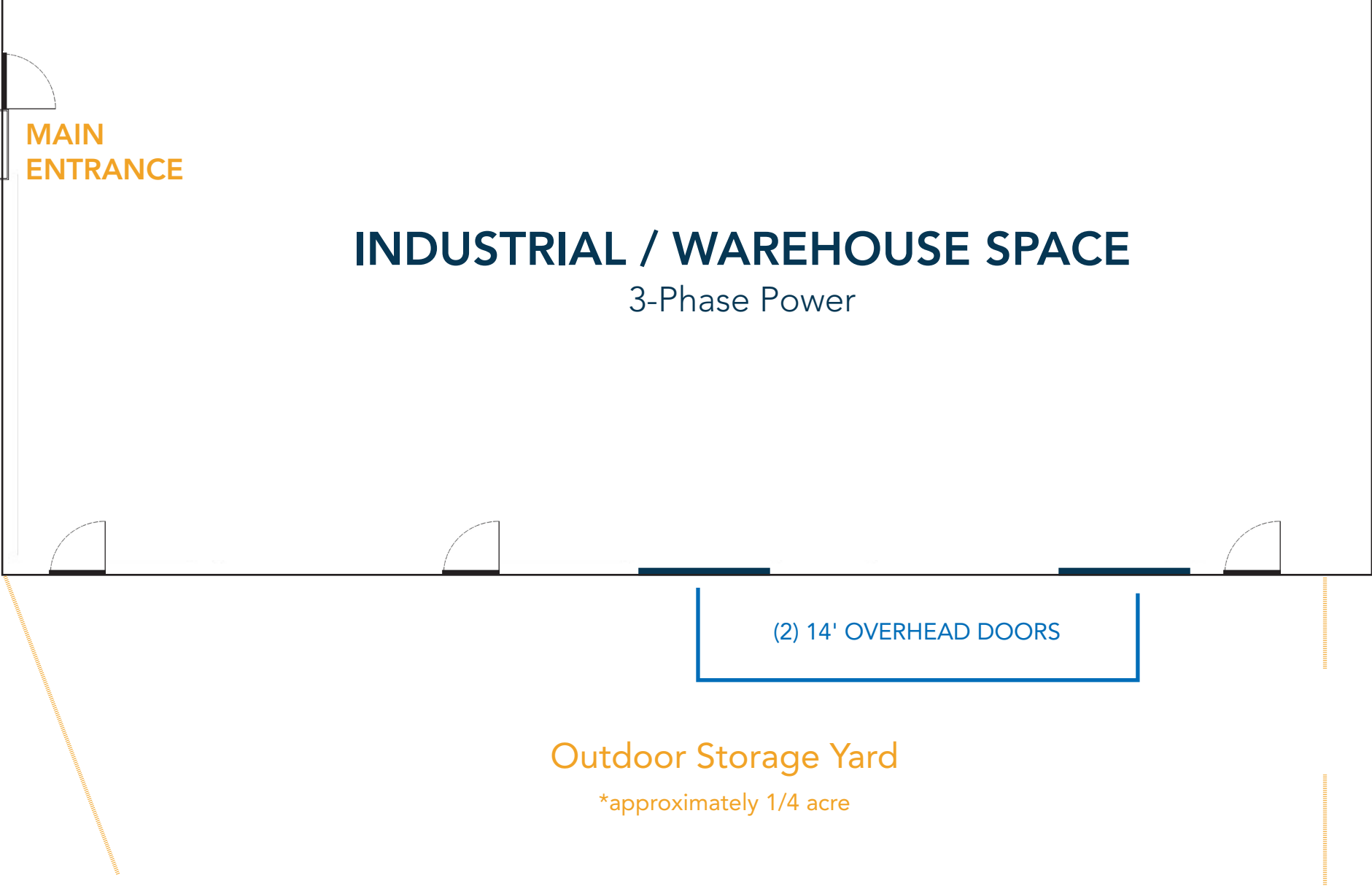
3-PHASE POWER

CLEAR HEIGHT: HIGH POINT 22'



PROPERTY PHOTOS





SATELLITE VIEW



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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.