



205 MOUNTAIN VIEW RD  
JOHNSTOWN, CO 80534

Space Available:  
**14,665 SF**

Lease Rate:  
**\$14.00/SF NNN**

NNN Rate:  
**\$4.56/SF**

**HIGH DEMAND  
REGIONAL LOCATION**

*REGIONALLY LOCATED INDUSTRIAL FLEX SPACE FOR LEASE*

**600AMP/240V POWER**

**INDUSTRIAL ZONED**

- Consists of a 10K+ SF warehouse, 7 spacious offices, reception area, conference room, breakroom, private restrooms, secure storage, and parking
- Property features (2) 12' drive-in doors, (2) 10' drive-in doors, and 2 dock high doors
- Less than 1 mile to I-25 corridor near Buc-ee's and Ledge Rock Center, a mixed-use master planned community
- Building and monument signage available
- Light industrial zoning





# OFFICE PHOTOS

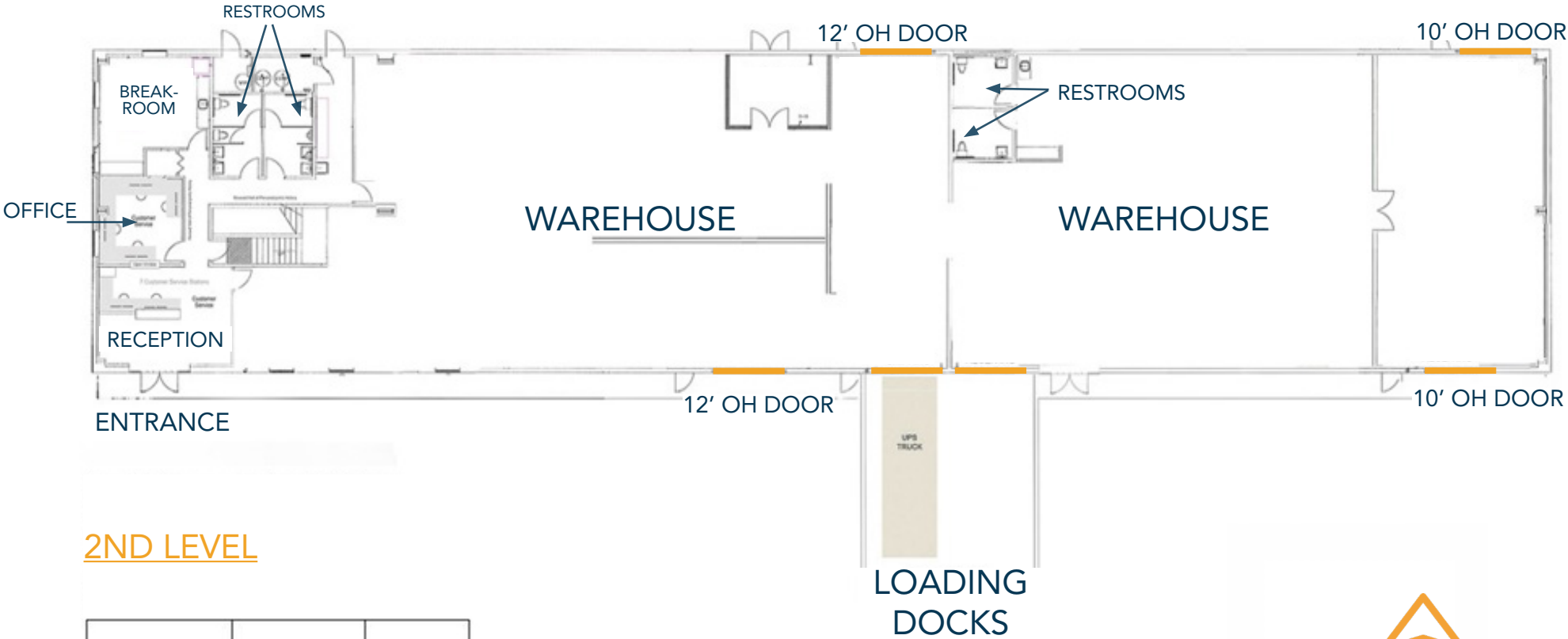


# WAREHOUSE PHOTOS

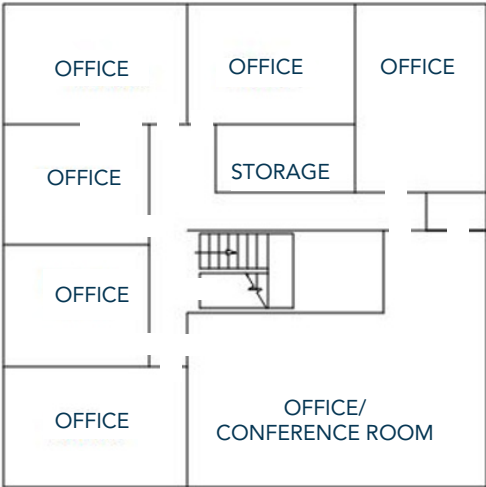


# PROPERTY FLOOR PLAN

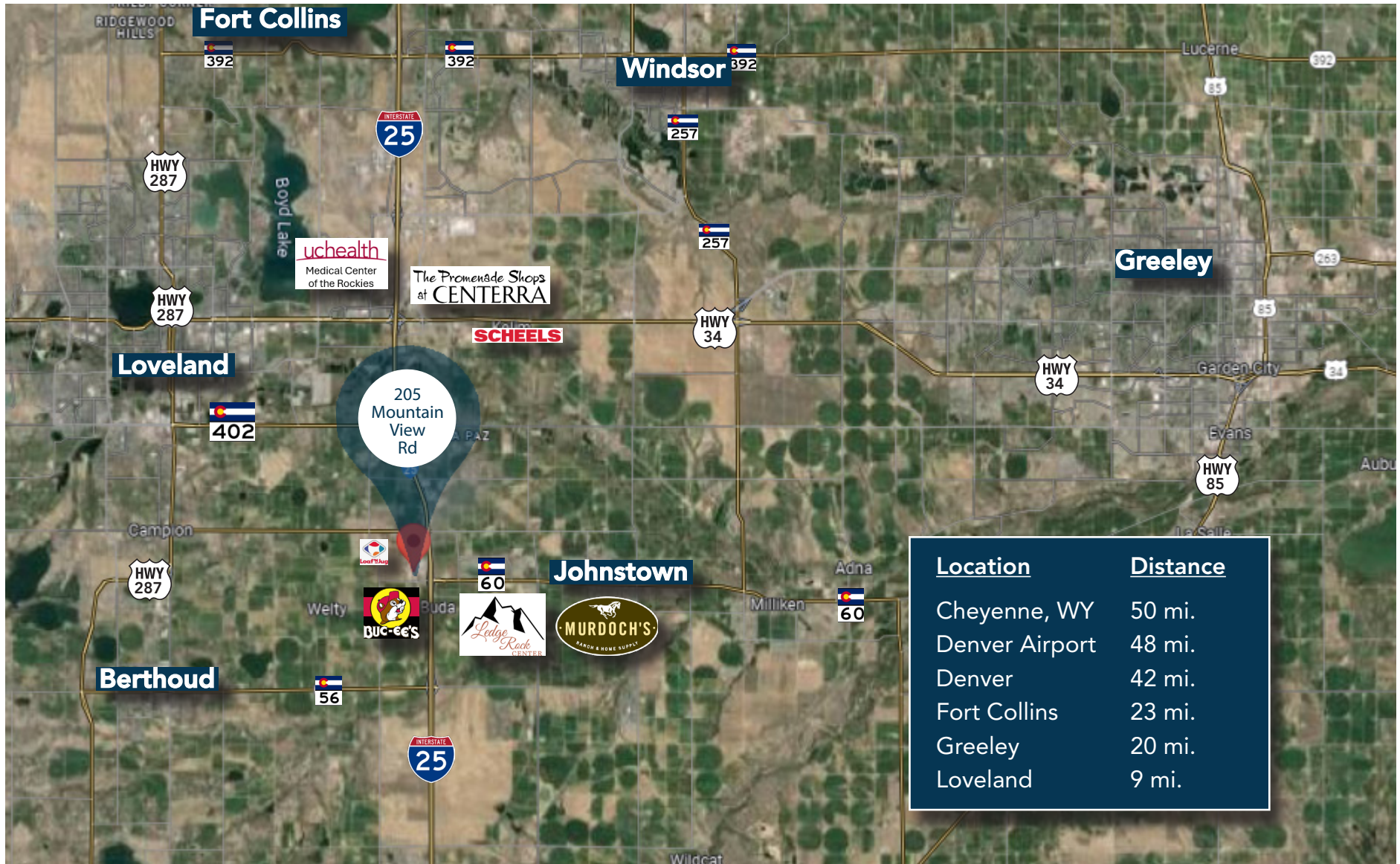
## MAIN LEVEL



## 2ND LEVEL



# AREA MAP



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