

FOR SALE AND LEASE

STAND ALONE FLEX INDUSTRIAL FACILITY

4650

VENTURE DRIVE

Johnstown, CO 80534



PROPERTY SUMMARY



DYNAMIC FLEX INDUSTRIAL BUILDING

2534 is an address of choice in Northern Colorado and location for this 14,850 SF office and manufacturing facility. This well-equipped amenity offers, 24' clear height ceilings plus drive-in/through and dock high loading. The manufacturing facility sits on a 3.01 acre site and is surrounded by significant new construction activity in residential, retail, office and industrial.

Positioned at the epicenter of one of the fastest growing regions in the country, the 600 acre business park is accessible by the region's major transportation corridors, a regional airport and within a quick drive to all of the quality shopping, dining, hospitality, medical, entertainment and business services in Centerra and Johnstown Plaza. The area includes miles of trails, open space and incredible Front Range views.

List Price:	\$2,750,000
Building Size:	14,850 SF
Parcel Size:	3.01 Acres
Price Per SF:	\$185.18
Taxes:	\$45,599.57 (2016)
Available to Lease:	14,850 SF
Lease Rate:	\$12.50/SF
NNN Expenses:	\$4.25/SF
Loading:	3 dock high doors, 1 van door, 3 drive through doors
Power:	208/120 volt, 800 AMP
Clear Height:	24'
Zoning:	PUD-MU (Mixed Use)
Year Built:	2014



CONTACT US

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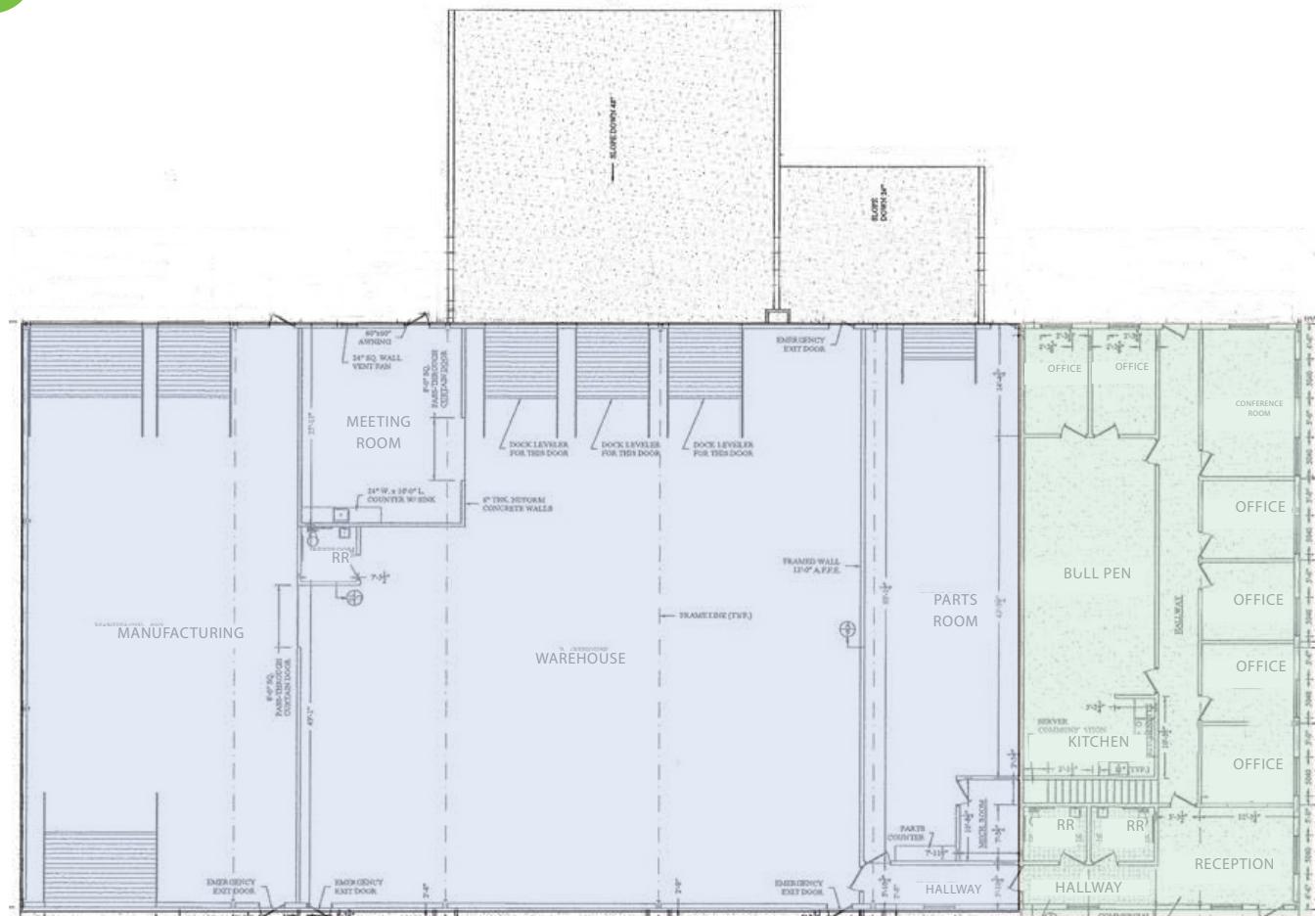
CBRE

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FLOOR PLAN



WAREHOUSE FEATURES

- + Hot water floor heat in main warehouse
- + 16' sidewalls - 24' to center beam
- + 3 floor drains
- + 3 dock high doors 9' x 10'
- + 1 van-high door 9' x 12'
- + 3 drive-through doors (1) 9' x 10', (2) 14' x 14'
- + Restroom with shower

MAIN FLOOR OFFICE FEATURES

- + Reception/waiting area
- + Large reception office
- + Open cubicles section
- + 4 private offices
- + Conference room
- + Full Kitchen
- + 2 restrooms

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FLOOR PLAN



SECOND FLOOR OFFICE FEATURES

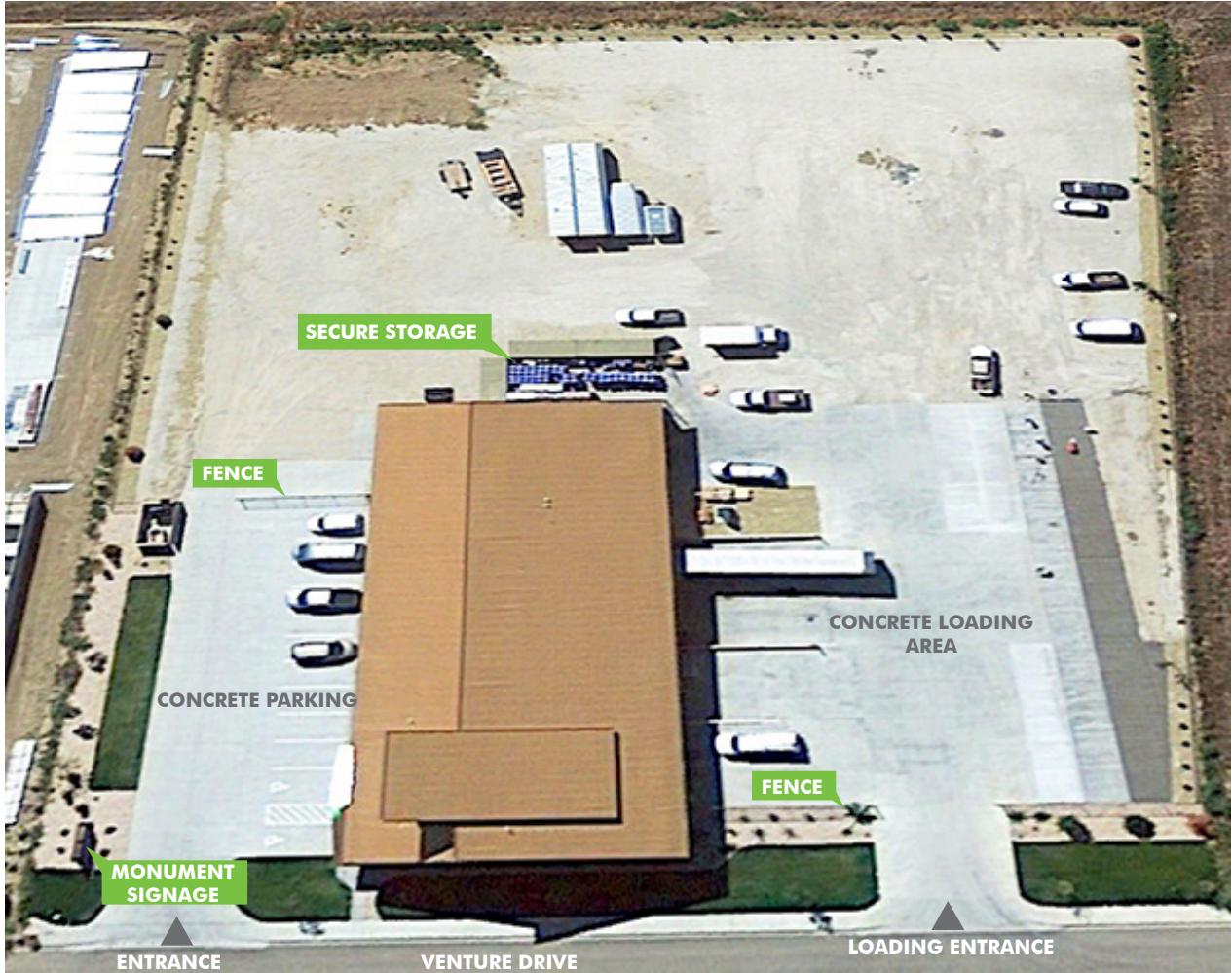
- + Large, open training room overlooking the warehouse below
- + Conference room
- + 6 private offices
- + Coffee bar
- + 3 restrooms

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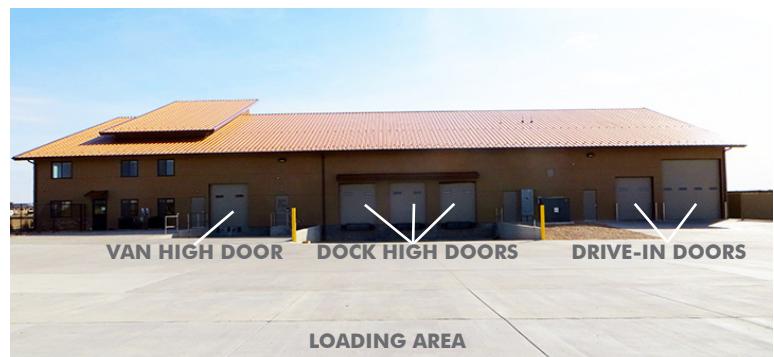


PROPERTY AERIAL



EXTERIOR FEATURES

- + Monument signage
- + Fenced yard
- + 2 secured storage containers
- + 2 street accesses
- + Nicely landscaped



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MAIN FLOOR OFFICE PHOTOS



WAREHOUSE PHOTOS



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SECOND FLOOR OFFICE PHOTOS



EXTERIOR PHOTOS



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PROPERTY LOCATION



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