



# NEW CONCRETE TILT-UP CONSTRUCTION

4525 Venture Dr.  
JOHNSTOWN, CO

## INDUSTRIAL CONDOS FOR SALE OR LEASE

**SALE PRICE** .....\$250-275/SF  
**LEASE RATE** .....\$18 NNN  
**TENANT FINISH ALLOWANCE** ....\$30/SF





**BUILDING A**  
33,980 SF



**BUILDING B**  
31,370 SF



**Clear Height ..... 24 ft**

**Overhead Doors ..... 14, Each 14 x 12**

**Loading Docks ..... 2 (1 per building)**

**Electrical ..... 3 Phase - 120/208**

**Construction ..... Tilt-Up**







**FOR MORE INFORMATION,  
PLEASE CONTACT:**

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