

INDUSTRIAL CONDOS FOR SALE OR LEASE



NEW CONCRETE TILT-UP CONSTRUCTION

4565 VENTURE DR. | JOHNSTOWN, CO
4544 ENDEAVOR DR. | JOHNSTOWN, CO

SALE PRICE

\$250 - \$275/SF

LEASE RATE

\$16 - \$18 NNN

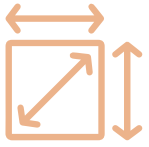
ESTIMATED NNN EXPENSE

\$6.80/SF

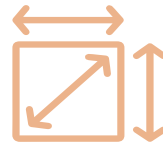
TENANT FINISH ALLOWANCE

Negotiable

INDUSTRIAL SPECIFICATION



BUILDING A
4544 Endeavor Dr.
Available SF - 19,730



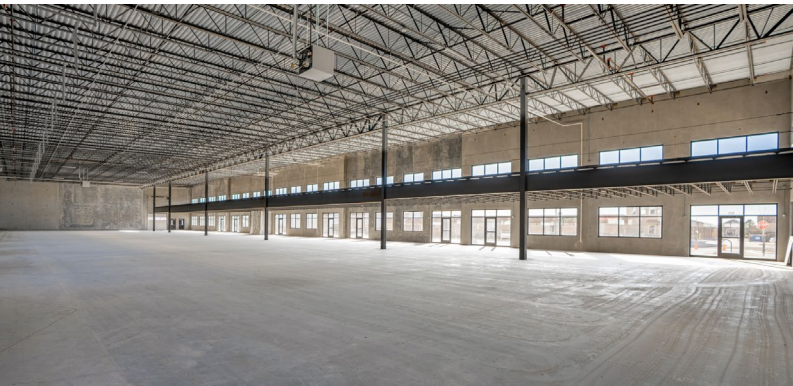
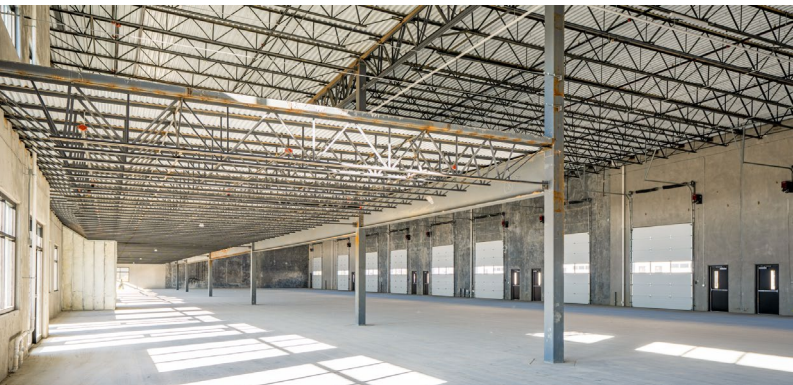
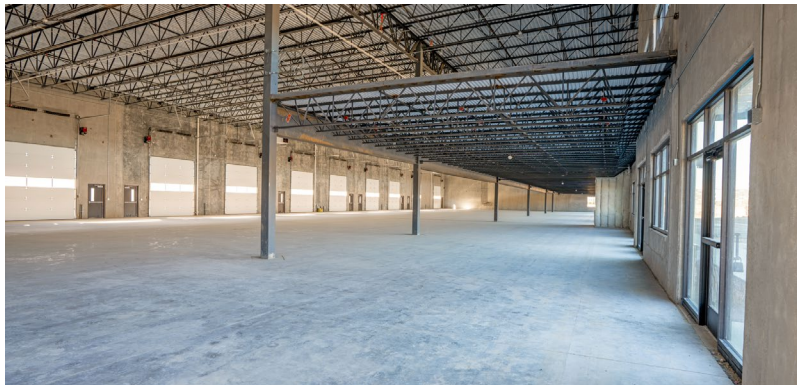
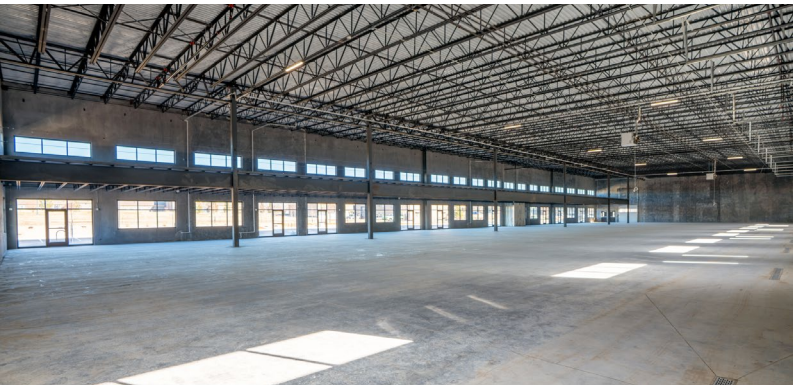
BUILDING B
4565 Venture Dr
Available SF - 12,000



Clear Height	24 Feet
Overhead Doors	14 OHD - 14' x 12'
Loading Docks	2 (1 Per Building)
Power	120/208v 3 phase, 1600 amps
Construction	Tilt-Up
Parking	1.43:1,000



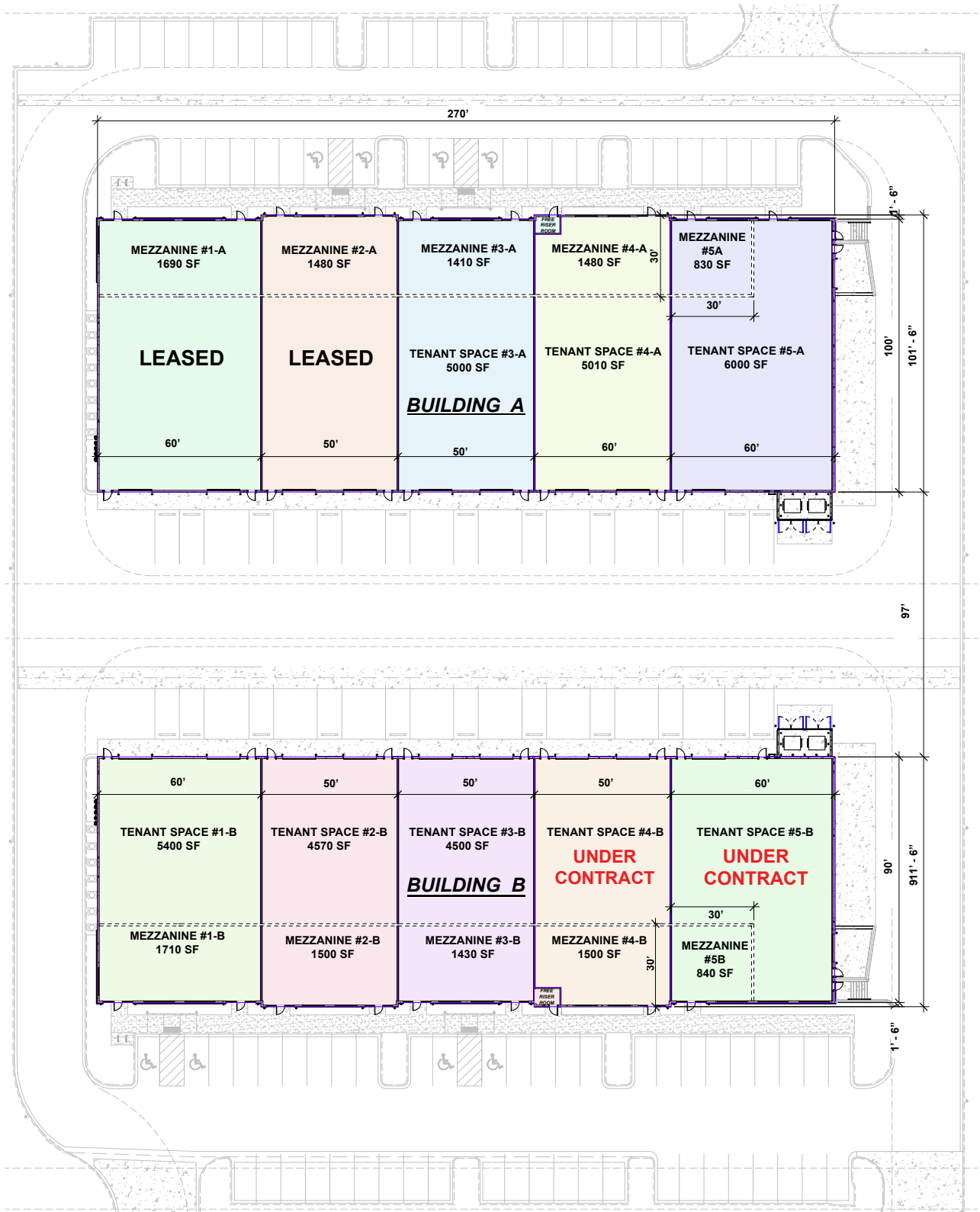
BUILDING A 4544 ENDEAVOR DR.



BUILDING B 4565 VENTURE DR.

SITE PLAN

4544 Endeavor Dr.



4565 Venture Dr.

AERIAL VIEW



LOCATION VIEW

4565 Venture Drive is located within the 600 acre master-planned community known as 2534. It is the fastest growing epicenter in Northern Colorado at the intersection of Interstate 25 and US Highway 34. 2534 offers a regional customer base and work force, 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.



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