

# 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

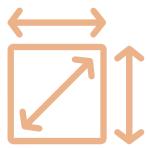
ESTIMATED NNN EXPENSE

\$6.80/SF

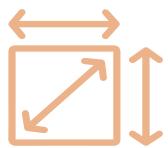
TENANT FINISH ALLOWANCE

Negotiable

# INDUSTRIAL SPECIFICATION



**BUILDING A**  
4544 Endeavor Dr.  
6,410 SF - 33,980 SF



**BUILDING B**  
4565 Venture Dr  
5,910 SF - 31,370 SF



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



# SITE PLAN

4544 Endeavor Dr.



4565 Venture Dr.

# AERIAL 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.



## CONTACTS

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**CBRE**

**SCHUMAN COMPANIES**

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