

I-25 INDUSTRIAL WAREHOUSE END UNIT FOR SALE



308 MOUNTAIN VIEW RD, UNIT H

Johnstown, Colorado 80524

Offering Highlights

- Air-conditioned and heated shop
- End unit
- I-25 & Highway 60
- \$425,000
- 1,873 SF

Source: Weld County Assessor



OFFICE

RHETT STROM

Commercial Real Estate Advisory
970-692-4454
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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 09.15.2026

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Property Details:

- Warehouse/shop, Office, Conference Room, Mezzanine, Kitchen, and Bathroom (see floorplan)
- Location: I-25 and Highway 60, right by Buc-ees
- Warehouse cooled by AC



WAREHOUSE FROM MEZZANINE

Operating Expenses:

Item	Annual Cost	Cost Per Sq. Ft
Taxes	\$10,218.14	\$5.45
Insurance	\$1,872.00	\$0.99
Owners' Association	\$3,456.00	\$1.85
TOTAL	\$15,546.14	\$8.29



KITCHEN

Utilities:

- Water/Sewer/Trash included in owners' association
- Electric: PV REA (200 amp, 3 phase)
- Gas: Xcel



MEZZANINE

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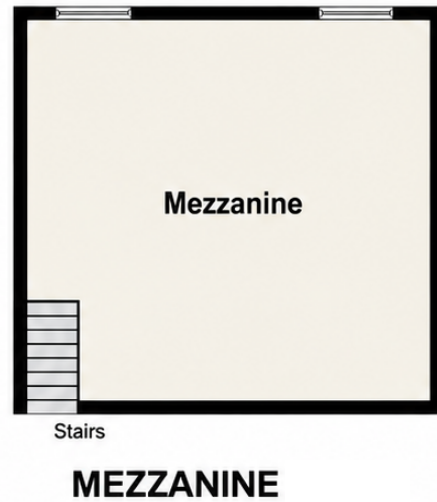
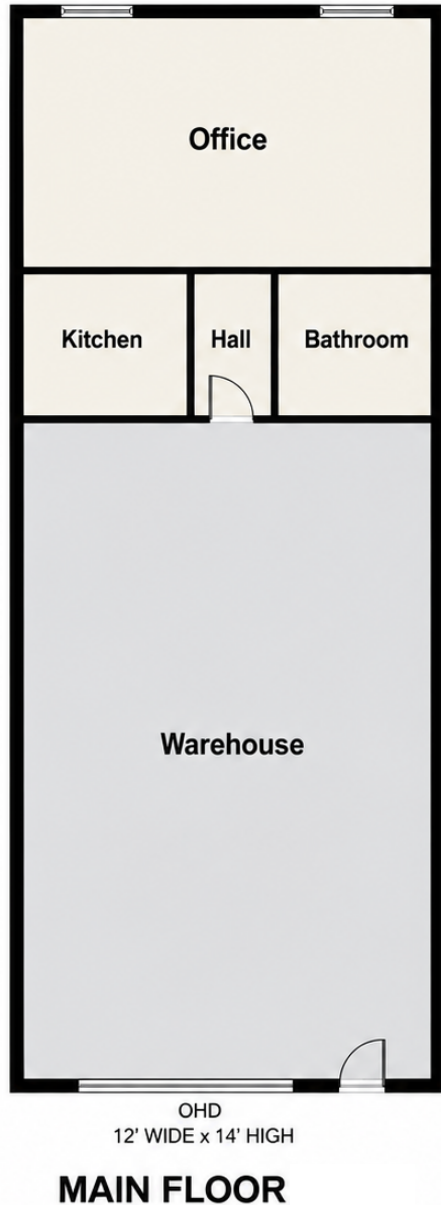
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- Warehouse: 54 ft. deep x 24 ft. 6 in. wide
 - Ceiling height: 14 ft. 3 in. to AC/Furnace duct
- OHD: 12 ft. wide x 14 ft. high
- Office: 23 ft. x 14 ft. 6 in
- Kitchen: 8 ft. 3 in. x 10 ft. 1 in.
- Bathroom: 8 ft. 4 in. x 7 ft. 9 in.
- Mezzanine: 24 ft. 6 in. wide x 24 ft. 9 in. deep
 - Ceiling height: 8 ft. 6 in.

Source: General measurements from a previous owner.

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