



MINDFULLY CREATING COMMUNITY

# NEW INDUSTRIAL SPACE FOR SALE OR LEASE

405 Mountain View Rd., Johnstown, CO



## PROPERTY DETAILS

Available Space: 10,500 RSF

Sale Price: \$2,541,000 (\$242/SF)

Lease Rate: \$17.50/RSF NNN

Proposed Use:

Industrial / Warehouse / Flex

Co-Tenant: Blue Frog Roofing

Features:

- (2) 14'x14' OH doors
- Approx. .25 acre outdoor storage
- 3 Phase Power

### Rico Devlin

Sr. Partner/Sr. Broker

970-413-1182

rico@lcrealestategroup.com

### Nathan Klein

Sr. Partner/Comm. Brokerage Mgr

970.222.2473

nathan@lcrealestategroup.com

## INDUSTRIAL BUILDING WITH YARD

**SALE PRICE: \$2,541,000 (\$242/SF)**

**LEASE RATE: \$17.50/RSF NNN**

- New construction industrial/warehouse/flex opportunity in excellent regional location - within 25 minutes of Fort Collins, Longmont, Greeley and Loveland
- Easy I-25 access off of CO Highway 60 - across from Buccee's & Ledge Rock Retail Center
- New interstate interchange in high growth area with strong demographics
- Completed shell ready for tenant required finishes
- Lease rate includes \$10/SF Tenant Improvement Allowance - based on entire space area for tenant's office build-out
- Building features 22' to 28' sidewalls, clearspan construction, abundant windows for natural light and ability to add mezzanine office space
- Approximately 1/4 acre of secured yard included



#### DEMOGRAPHICS (Source: STDB Online 2024, radius)

	1 Mile	3 Mile	5 Mile
2023 Population	262	7,374	28,419
Avg. HH Income	\$137,691	\$143,386	\$136,885
Households	82	2,425	10,714
Businesses	76	156	856
Employees	612	1,252	9,259



#### TRAFFIC COUNTS (Source: STDBOnline)

I-25 @ exit 252 for Johnstown

82,928 VPD

The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 5/22/2024



MINDFULLY CREATING COMMUNITY

# INDUSTRIAL SPACE FOR SALE OR LEASE

405 Mountain View Rd., Johnstown, CO

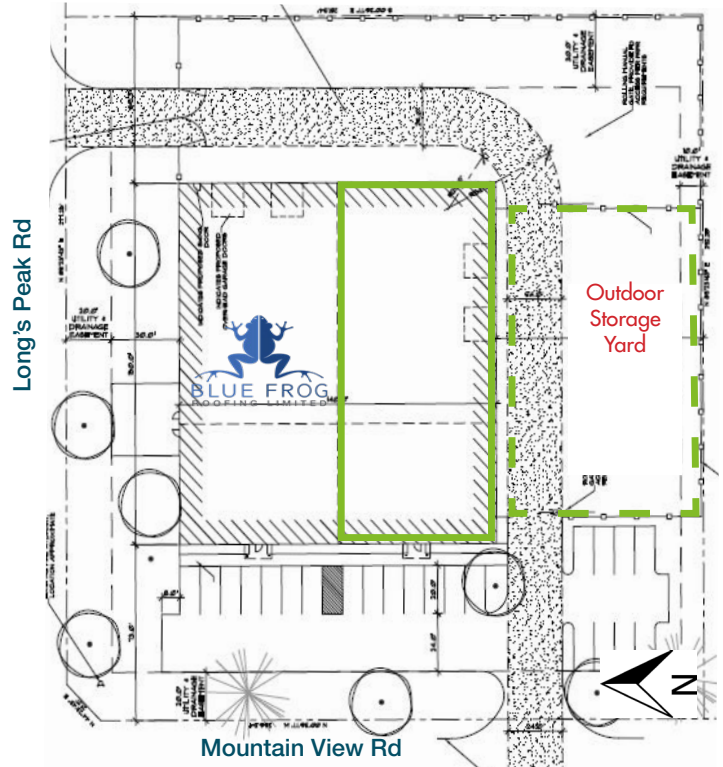
- Exterior & interior shell complete - ready for tenant/buyer design
- High bay construction with abundant windows for mezzanine office buildout
- Two (2) 14' roll-up doors for loading to the storage yard
- Fully sprinklered, insulated & equipped with four (4) radiant heaters
- \$10/RSF TIA available for tenant buildout



The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 5/22/2024

# INDUSTRIAL SPACE FOR SALE OR LEASE

405 Mountain View Rd., Johnstown, CO



- Rare outside storage yard included in lease rate
- Two points of access to be shared with Landlord/Co-Tenant (Fire Requirements)
- Direct loading from yard to (2) 14' OH doors
- Unbeatable location to service all of Northern Colorado



**A. Ledge Rock Center** - approx. 241 acres new mixed use, master planned community including Retail, Automotive, Multi-family and Single Family Residential

**B. Buc-ee's Travel Center** - 74,000 SF travel center with gas pumps, EV charging stations, freshly made food, beverages, restrooms and wide variety of retail goods

The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 5/22/2024

# INDUSTRIAL SPACE FOR SALE OR LEASE

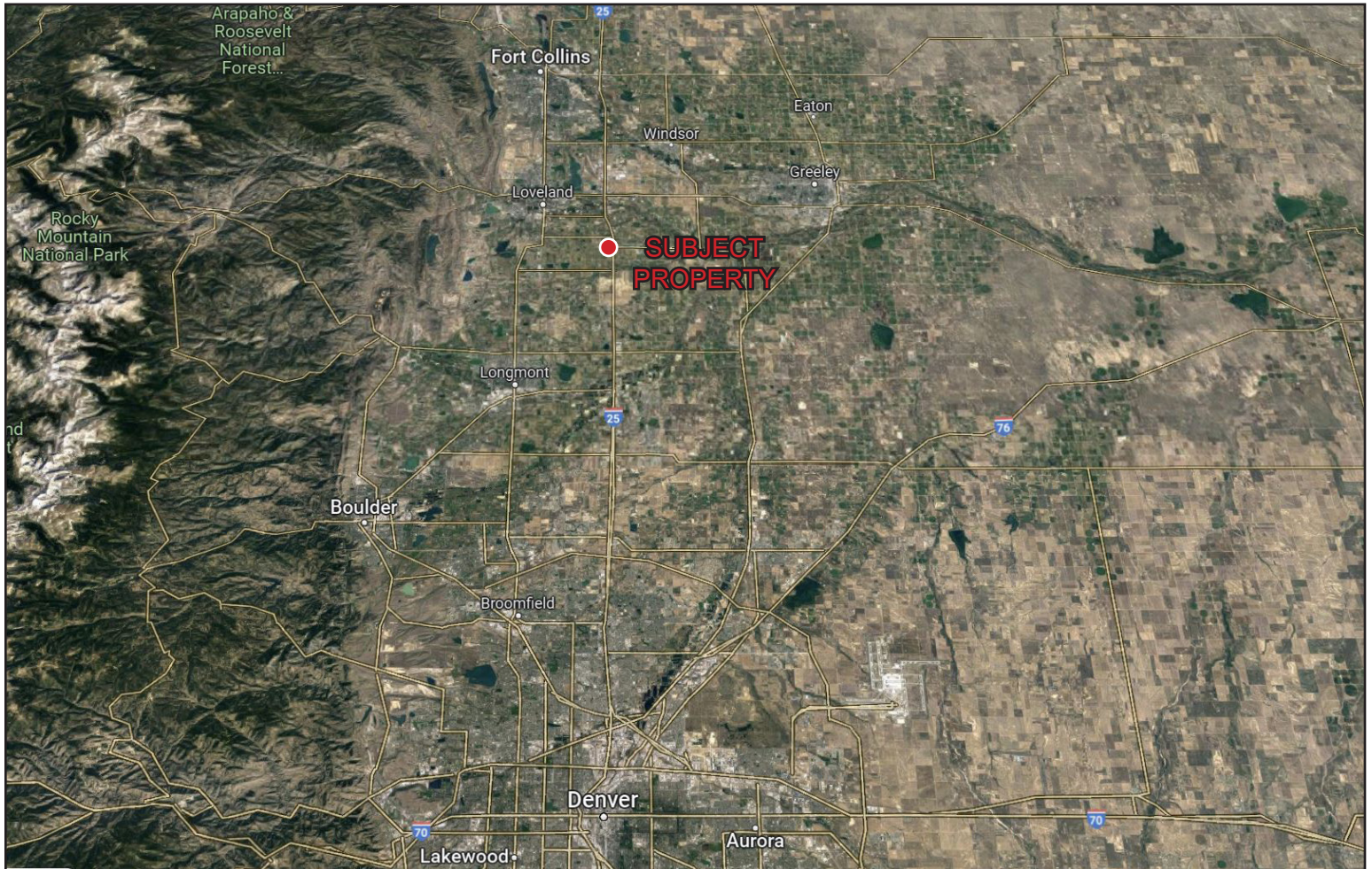
405 Mountain View Rd., Johnstown, CO



## DRIVE TIMES

**405 Mountain View Rd.,  
Johnstown, CO**

- DT Loveland - 14 min / 9 miles
- Fort Collins - 25 min / 20 miles
- Greeley - 28 min / 22 miles
- Cheyenne, WY - 54 min / 59.2 miles
- Longmont - 22 min / 19 miles
- Denver - 43 min / 44 miles
- Denver International Airport - 43 min / 49 miles



The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 5/22/2024