

310 W. South 1st St.

Johnstown, Colorado

27,050 SF Flex Building For Lease | Multiple Suites Available



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Building Highlights

Industrial Building
Multiple Suites Available
Prime Location
Large Parking Area
Adjacent to Railroad
Highway Frontage
Loading Dock
Drive In Doors
Freight Delivery Access

Land Details

Total Acres: 1.88
Access: Highway 60
Zoning: Industrial
Topography: Flat
Yard Space: .60 Ac.

Building Details

Historic Brick Building
Two Story
Suites: 4 Available
Total Leasable SF: 27,050
Electrical Amps: 800, 3 Phase
Gas: Natural Gas
Water Provider: City Water
Sewer: City Sewer
Heating Systems: Radiant Ceiling Units
Foundations: Concrete Slab
Roofing: Metal
Warehouse Clear Height: 13'-22'
Drive In Door Height: 10'-12'

Space Options

Total Building: ~27,050 SF
Suite A: 2,850 SF Ground Floor
Suite B: 7,000 SF Ground Floor + 2,400 2nd Story
Suite C: 5,500 SF Ground Floor,
+ 4,800 SF 2nd Story
Suite D: 4,100 SF Ground Floor + 400 SF 2nd Story

**SF Based on BOMA Standards, provided by Landlord*



Property Summary

Located on Hwy 60 as you enter the downtown Johnstown district sits a historic brick building with 4 suites totaling over 27,050 SF of light industrial, office and warehouse flexible space situated on 1.88 acres available for lease.

Welcome 310 West South 1st Street, a historic creamery redevelopment in Johnstown, Colorado. Originally built in 1910 as the Colorado Condensed Milk Company and expanded over several decades, the approximately 27,050-square-foot brick industrial building sits on 1.88 acres at 310 W. South 1st Street, positioned along Highway 60 at the entrance to downtown Johnstown just 3 miles from I-25. With a large truck yard, dock high and drive-in doors, heavy power and flexible suite sizes the property is being offered for lease for the first time in over 100 years of continued occupancy. One of Johnstown's landmark buildings, the exposed brick, high ceilings, vintage windows, flexible floor plates, outdoor patio areas, and a rich agricultural and industrial history make this location ideal for your business.





Land

Resting on 1.88+/- acres of land in downtown Johnstown, this historic building offers over 27,050+/- SF of office, warehouse, light industrial and fabrication space. This building was used as a condensary for the milk industry since 1910, and the building offers a loft-type feel with high ceilings, exposed brick walls, vintage windows, historic support posts and multiple space configurations and square footage opportunities.

Suites

- Suite A: Front Office Space - Approximately 2,850 SF
- Suite B: Warehouse and 2nd Story Storage - 9,400 SF (7,000 SF Ground Level, 2,400 SF 2nd Story Storage)
- Suite C: Warehouse, 2nd Story Office and Mezzanine - 10,300 SF (5,500 SF Ground Floor/Mezz, 4,800 SF 2nd Story Office*)
- Suite D: Warehouse and Storage - 4,500 SF (3,380 SF Ground Floor, 720 SF Garage, 400 SF Upstairs Storage)



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Suite A - 2,850 SF

Office: Base Rent \$2,200/mo. - **\$9.26/SF**

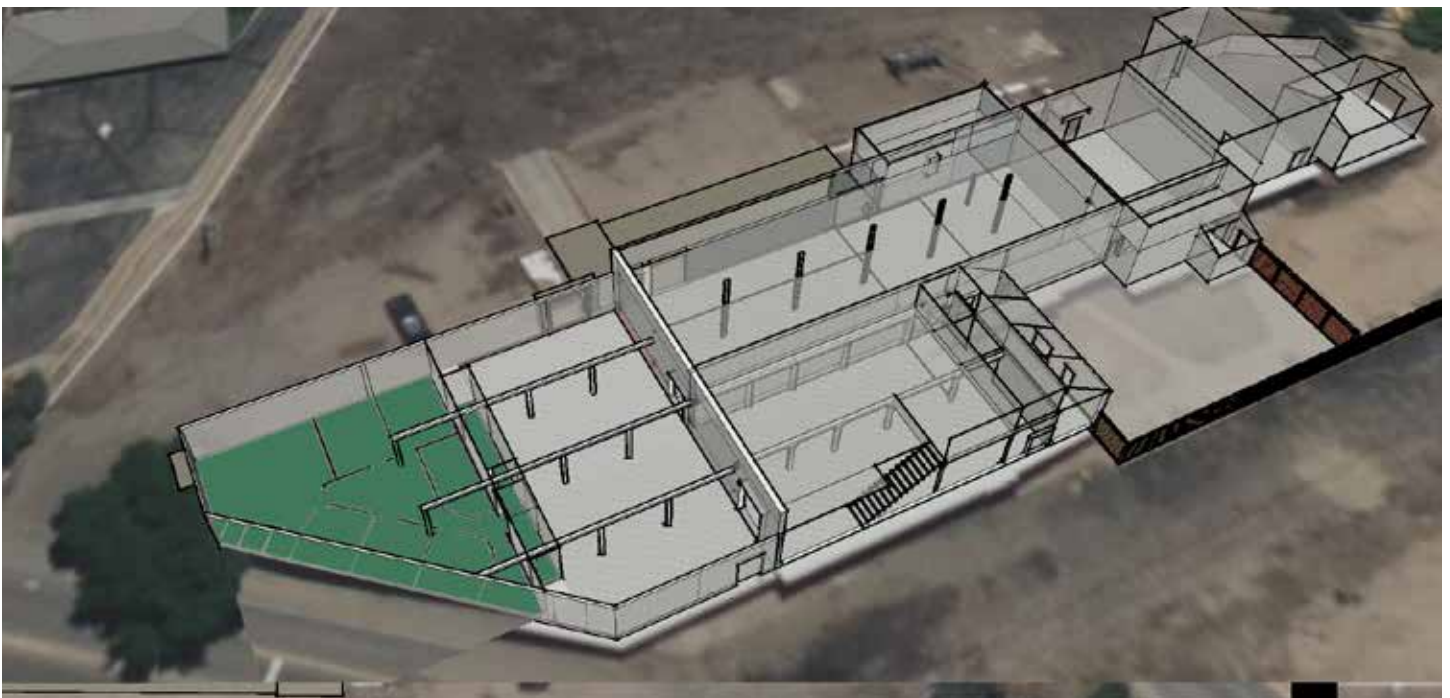
TICAM \$840/mo., Utilities \$180/mo.



Suite A

Positioned along the highly visible Highway 60 frontage, Suite A offers approximately 2,850 SF of professional office space designed to accommodate a wide variety of users. The existing layout includes five private offices, restrooms, a central workspace, fully heated and cooled, kitchenette, and rear storage room, all complemented by the building's original exposed brick walls that provide a distinctive industrial character.

Tenants have the flexibility to customize the space to fit their operational needs, with opportunities to select flooring, paint, finishes, and even reconfigure portions of the office layout. Whether utilized as executive offices, creative studio space, professional services, or a showroom, Suite A offers a unique blend of historic charm and modern adaptability in a highly visible location. This suite can be combined with Suite B for additional warehouse, light industrial and storage configurations.





Suite B - 9,400 SF

Warehouse & Storage: Base Rent \$5,500/mo. - **\$7.02/SF**

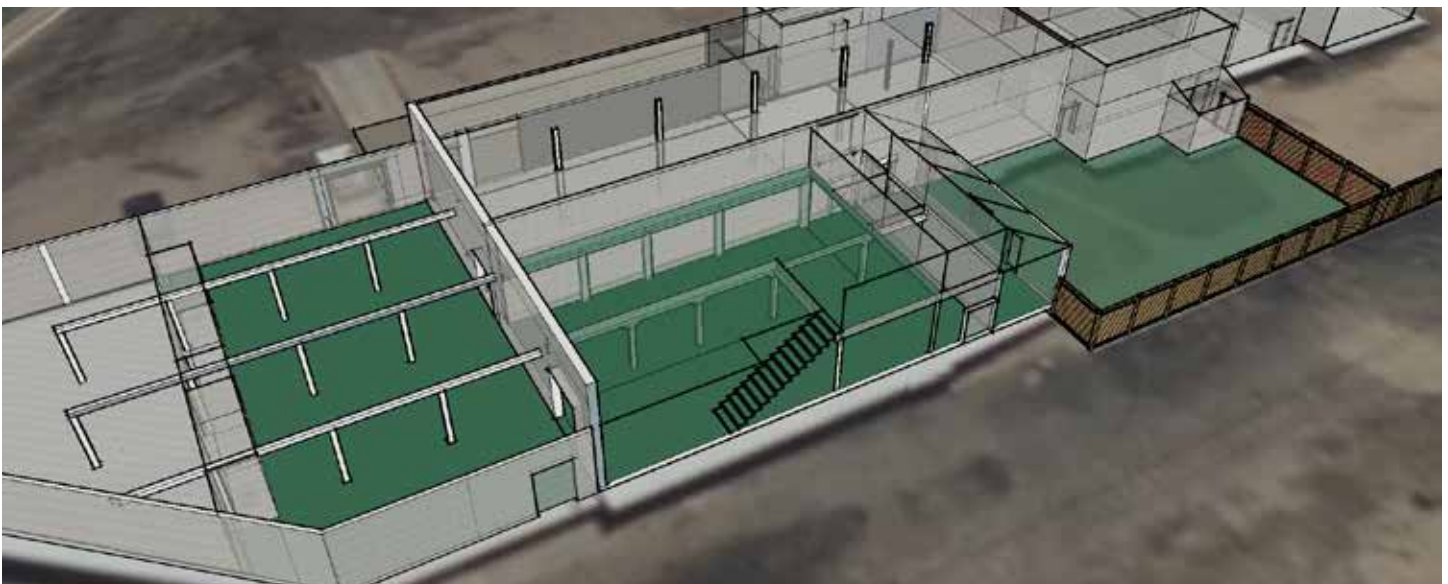
TICAM \$2,064/mo., Utilities \$442/mo.



Suite B

Suite B provides approximately 9,400 SF of flexible warehouse and light industrial space, featuring two expansive main-level warehouse bays, one drive in door with impressive 14-foot ceilings and unfinished second-floor storage. The front warehouse encompasses approximately 3,600 square feet with exposed brick walls and abundant character, while the adjoining 3,400-square-foot rear warehouse creates an ideal layout for a variety of light industrial and fabrication operations. This suite includes 2,400 square feet of upstairs dry storage above the rear warehouse.

Designed for maximum flexibility, the space can function as a full warehouse, distribution center, light manufacturing facility, workshop, or contractor headquarters. Alternatively, the front portion could be converted into office, showroom, or customer-facing space while maintaining the rear warehouse for production, storage, or fabrication. Planned improvements include the installation of a new 10' x 10' drive-in overhead door and multiple pedestrian entrances, further enhancing accessibility and functionality for future tenants. At the rear of the building, a private outdoor patio presents additional opportunities for staff and employee use, company picnics and more.





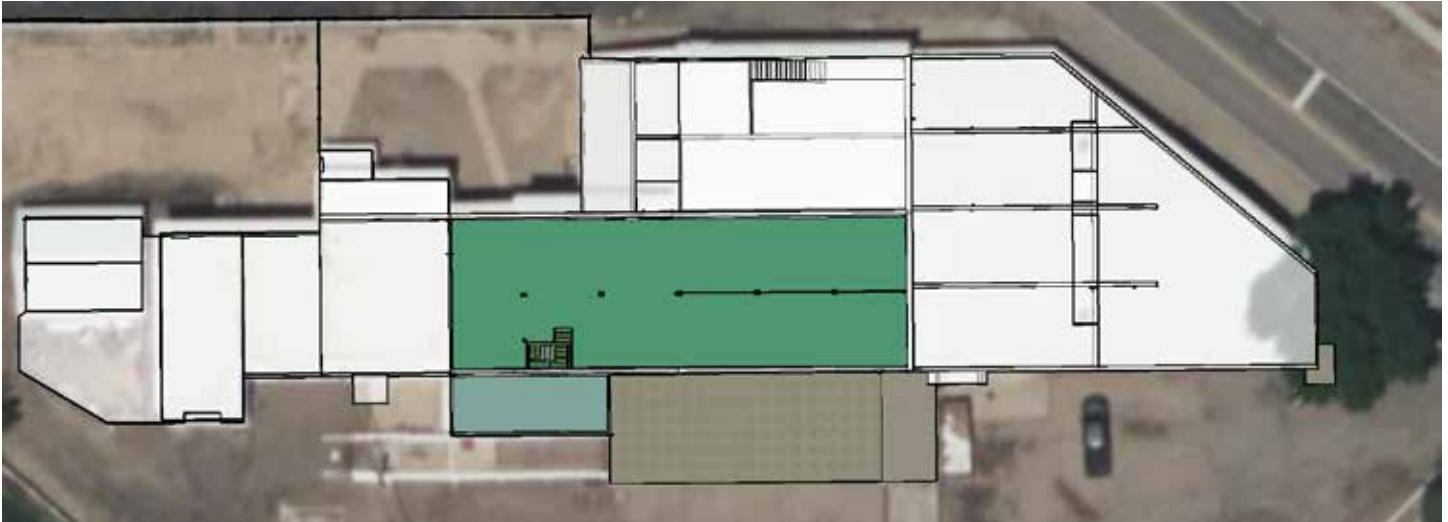
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Suite C - 10,300 SF

Warehouse & Office: Base Rent \$5,500/mo. - **\$6.41/SF**
TICAM \$1,622/mo., Utilities \$347/mo.



Suite C

Suite C is the original 1910 Carnation Milk building and offers an exceptional adaptive reuse opportunity with approximately 4,800 SF of main level character-rich warehouse space featuring exposed brick walls, steel girders and soaring ceilings. The flexible layout is well suited for light industrial use or storage, small manufacturing, artisan production, or fabrication industries.

A historic 700 SF mezzanine, once utilized by local dairymen for milk deliveries, adds another distinctive element that can be repurposed into office, staff lounge, or client meeting space.

The space is well equipped for operations with an existing loading dock, a 6' x 8' dock-high loading door, and a 10' x 10' drive-in overhead door. Planned improvements include the installation of a new ground floor restroom and multiple pedestrian entrances, further enhancing the flexibility and functionality of this highly adaptable space.

*Above the warehouse, approximately 4,800 SF of unfinished office space provides a blank canvas for a tenant to design and build a custom workspace.





Suite D - 4,500 SF

Warehouse & Storage: Base Rent \$3,500/mo.- **\$9.33/SF**
TICAM \$1,209/mo., Utilities \$259/mo.



Suite D

Suite D occupies the rear portion of the building and offers a highly versatile 3,380 SF footprint comprising three primary rooms and a separate rear workspace, 400 SF upstairs storage, and a spacious outdoor patio area. Complementing the main building is a 720 SF detached annex garage, providing additional storage, workshop, or operational space.

Designed with flexibility in mind, Suite D features a large overhead roll-up door and houses the building's primary electrical service and transformer infrastructure, making it particularly well suited for light industrial, fabrication, maker space, warehousing, or service-oriented businesses. Suite already includes air compressor and lines installed.

Planned improvements include the installation of a new restroom and multiple pedestrian entrances, further enhancing the functionality and accessibility of this unique commercial space. Combined with its private outdoor area and detached garage, Suite D presents an excellent opportunity for businesses seeking a flexible, industrial-inspired environment with room to grow.





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Operations

Utilities on the property include heavy 3 phase electrical (with single phase step down transformers), city water at large capacity, city sewer and natural gas. Various electrical supply options are provided based on the Unit and power requirements, including 3 phase power. The water tap includes 2" lines for the building, with the water shared among the 4 units. Access to the property is off of Hwy 60 and a large turn around yard allows access by delivery trucks.

Location

Johnstown is one of Northern Colorado's fastest-growing communities, strategically located along Interstate 25 between Denver and Fort Collins. Supported by a rapidly expanding population and an ambitious Downtown Master Plan, the town is investing in new dining, retail, entertainment, and public spaces that are transforming its historic core into a vibrant business destination. With excellent regional access and continued public and private investment, Johnstown offers exceptional opportunities for commercial growth.



310 W. South 1st St. | Weld County, CO
27,050 SF Flex Building For Lease | Multiple Suites Available
Lease Terms Flexible | Available Immediately

History

Constructed in 1910, with large additions in 1925, 1935, 1940 and 1948 the historic building at 310 W. South 1st Street is one of Johnstown's most recognizable industrial landmarks. Originally built as the Colorado Condensed Milk Company, the facility was later operated by the Mohawk Condensed Milk Company before being acquired by the nationally recognized Carnation Milk Company in 1921. For more than 60 years, the plant processed milk from local dairy farms and served as a major employer, playing a vital role in the growth of Johnstown's agricultural economy. Today, the building's historic brick construction, distinctive industrial architecture, and rich heritage provide a rare opportunity to transform an iconic piece of the town's history into a vibrant commercial destination.



The Colorado Condensed Milk Company

by Billie DeLancey
Parish House Museum Director

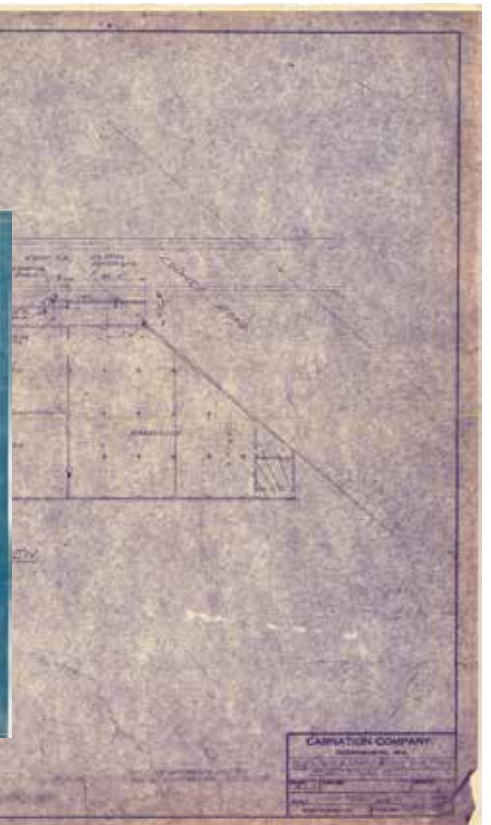
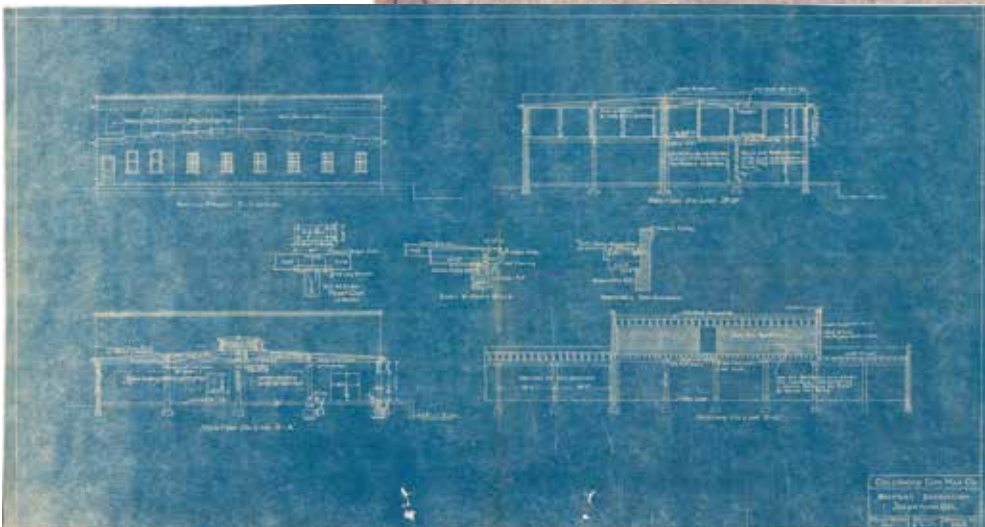
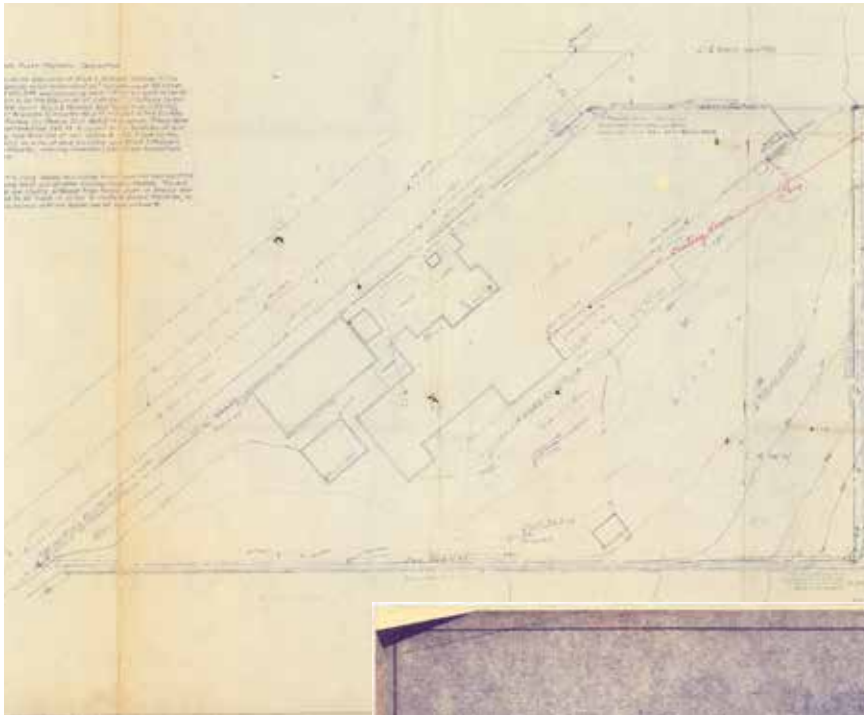


In 1910, Lottie Parish, the only daughter of town founders Harvey and Mary Parish, had the honor of scooping up the first shovel-full of dirt and tossing it aside in a ceremonial groundbreaking for what would become the Colorado Condensed Milk Company plant in Johnstown.



The condensery was organized by area businessmen and farmers through a tentative agreement with the Mohawk Condensed Milk Company. The plan was that when the new dairy farmers could collectively produce and deliver a specified volume of milk each day to the new plant, Mohawk would take over its operation. It wasn't long before the farmers met and sustained the quota and the Johnstown plant became a permanent fixture at 310 West 1st St.

This was the beginning of the dairy industry in Northern Colorado, and it created stable year-round employment for many of Johnstown's 200 residents and dairy farmers as well as a solid tax base for the Town budget. Many of the plant's employees stayed on for



310 W. South 1st St., Johnstown, Colorado



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