

OFFERING MEMORANDUM  
Available for Sale & Lease



## KEY INVESTMENT HIGHLIGHTS



78,624 SF Industrial / Warehouse / Storage for Sale  
22,347 SF – 46,929 SF Available for Lease



Sale Price: \$7,650,000



Surrounded by Amenities: Scheels, Buc-ee's, UCHealth, hotels, dining, banking, fitness, gas stations & retail outlets nearby.



Lease Rate: \$8.50/ SF NNN  
NNN Rate: \$4.29/ SF 2026 estimate



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This offering memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Waypoint Real Estate, LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this investment offering has been obtained from sources believed to be reliable. However, all potential buyers are responsible to take appropriate measures to verify all of the information set forth herein.

Contact Waypoint Real Estate, LLC for any property showings or for more information.

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# TABLE OF CONTENTS

**04** EXECUTIVE SUMMARY

---

**05** SITE PLAN

---

**06** FLOORPLAN

---

**07** PROPERTY INFORMATION

---

**08** PROPERTY PHOTOS

---

**09** FINANCIALS

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**10–11** AREA MAP & AREA OVERVIEW

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## *CONTACTS*

**JOSH GUERNSEY**

(970) 218-2331

[jguernsey@waypointre.com](mailto:jguernsey@waypointre.com)

**DAVID KATZ, CCIM**

(970) 481-5808

[dkatz@waypointre.com](mailto:dkatz@waypointre.com)

**JACK CHUNKO**

(970) 213-5063

[jchunko@waypointre.com](mailto:jchunko@waypointre.com)

# EXECUTIVE SUMMARY

## THE OFFERING

Waypoint Real Estate is pleased to offer **4700 Marketplace Drive in Johnstown, Colorado**, a premier facility currently utilized for interior RV/boat storage. Situated on 6.21 acres, the building totals 78,624 SF, including 46,929 SF across two fully sprinkled warehouse bays with 40' x 16' overhead doors and clear height of 40', plus a main floor management office with on-site staff, as well as mezzanine-level office space. The property also features security cameras.

Around the perimeter of the building, 49 garages with exterior 12' x 14' overhead doors provide 31,696 SF of storage. These units have a 99% occupancy rate. Most units measure 675 SF, with a few at 607.5 SF and 750 SF. The units offer clear heights of 22'.

Zoned Light Industrial, the property accommodates a variety of industrial uses beyond storage. Its high-visibility, central location offers direct I-25 access and excellent connectivity to Loveland, Fort Collins, Windsor, and Greeley, positioning it as both a versatile operational facility and a strong long-term investment in the rapidly growing Northern Colorado corridor.

<b>Price:</b>	<b>\$7,650,000</b>
<b>Price/SF:</b>	<b>\$97.30</b>
<b>Lease Rate:</b>	<b>\$8.50 / SF NNN</b>
<b>Space Available:</b>	<b>22,347–46,929 SF Available for Lease</b>
<b>Address:</b>	<b>4700 Marketplace Dr, Johnstown, Colorado 80534</b>
<b>Parcel:</b>	<b>8535210002 - Larimer County</b>
<b>Parking Spaces:</b>	<b>Shared Parking</b>
<b>Zoning:</b>	<b>Light Industrial</b>
<b>Site Size:</b>	<b>6.21 Acres</b>
<b>Building Square Footage:</b>	<b>78,624 SF</b>
<b>Year Built:</b>	<b>2004</b>

# SITE PLAN



Looking South

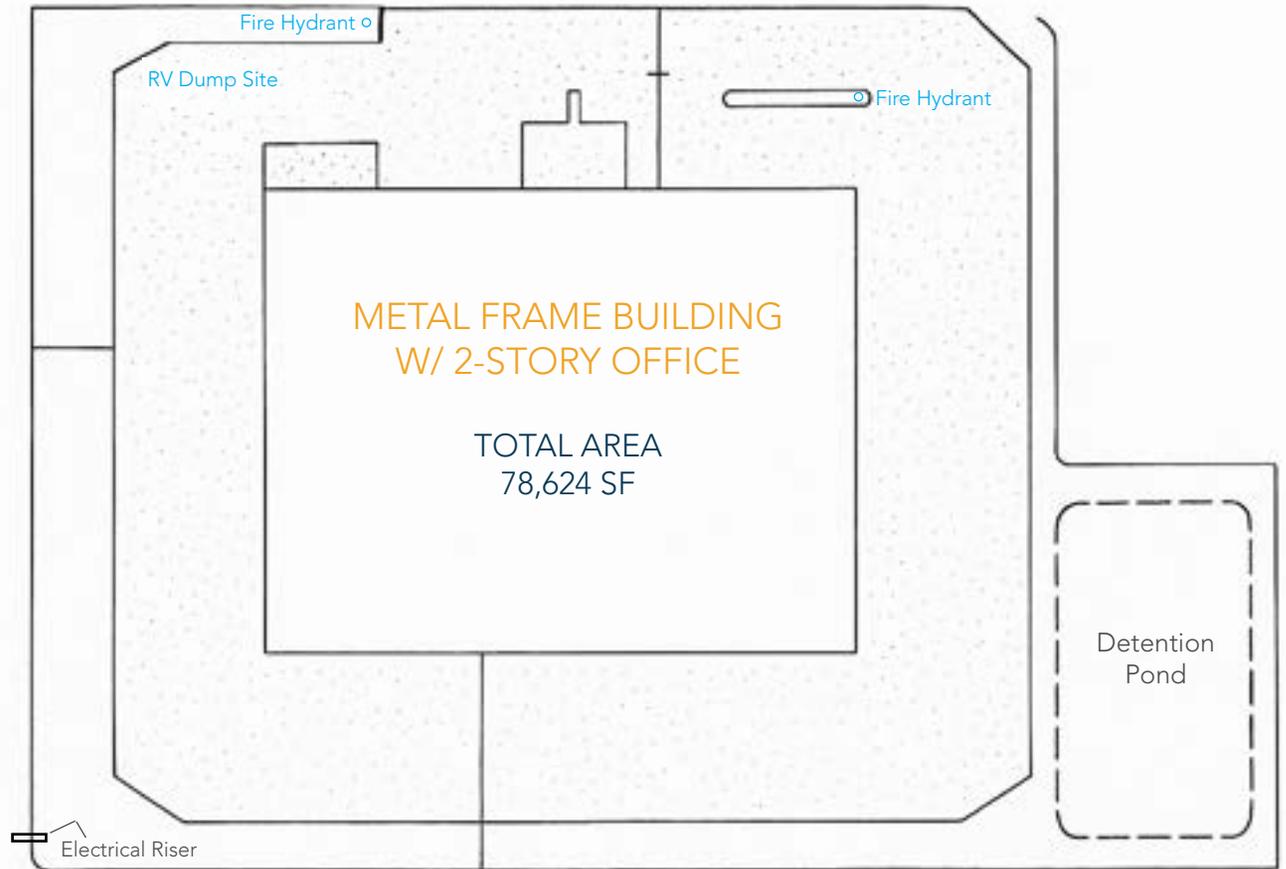


Looking Southwest



Looking North

MARKETPLACE DRIVE



Information contained herein is not guaranteed. Potential purchasers and tenants are advised to verify all information. Price, terms and information are subject to change.



# PROPERTY INFORMATION

## Utilities

Utility	Provider	Meter
Electric	Poudre Valley REA	Three - 200 amps each
Internet	Rise Broadband	—
Water	Town of Johnstown	Single

## Systems

Fully Sprinkled	Warehouse & Garages (Dry System)
Security System	Interior & Exterior
Electric	3-phase / 600 amps

## Construction

Structure	Metal Frame
Roof	Insulated Metal Roof
Concrete Slab Thickness	4" rebar reinforced
Warehouse Clear Height	40'

## Structural Storage Racking (included)

Column Spacing	20'
Bay Width	60' column to column

## Perimeter Storage Garages

Width & Length	(32) 15'x45'   (13) 15'x50'   (4) 13.5' x 45'
Clear Height	22'



# PROPERTY PHOTOS



# 2026 FINANCIALS

	Year 1 - Current	\$/SF	Year 1 - Proforma	\$/SF
<b>Rental Income</b>				
Exterior Storage	\$225,252.00	\$2.86 <sup>(3)</sup>	\$225,252.00	\$2.86 <sup>(3)</sup>
Interior Storage <sup>(1)</sup>	\$170,432.52	\$3.63 <sup>(3)</sup>	\$398,896.50	\$8.50
Expense Reimbursement	—	—	\$210,711.21	\$4.49
<b>Gross Potential Income</b>	<b>\$395,684.52</b>		<b>\$834,859.71</b>	
Less: Vacancy (5% of exterior)	—		(\$11,262.60)	
<b>Effective Gross Rent</b>	<b>\$395,684.52</b>		<b>\$823,597.11</b>	
<b>Less: Operating Expenses</b>				
Property Taxes <sup>(2)</sup>	(\$199,676.61)	(\$2.54)	(\$199,676.61)	(\$2.54)
Insurance	(\$78,642.00)	(\$1.00)	(\$78,642.00)	(\$1.00)
CAM	(\$58,968.00)	(\$0.75)	(\$58,968.00)	(\$0.75)
<b>Total Operating Expenses</b>	<b>(\$337,286.61)</b>	<b>(\$4.29)</b>	<b>(\$337,286.61)</b>	<b>(\$4.29)</b>
<b>Net Operating Income</b>	<b>\$58,397.91</b>		<b>\$463,372.39</b>	

<sup>(1)</sup> Interior space is currently being used as RV and boat storage.

<sup>(2)</sup> Property taxes are paid monthly and are currently under protest.

<sup>(3)</sup> Gross. No current expense reimbursement.

# AREA MAP



# AREA OVERVIEW

LOVELAND

FORT COLLINS

WINDSOR

GREELEY



LAZY DAYS RV



4700  
Marketplace  
Dr

CANDLELIGHT

Marketplace Dr





**CONTACTS**



**Josh Guernsey**  
970-218-2331  
jguernsey@waypointRE.com



**David Katz, CCIM**  
970-481-5808  
dkatz@waypointRE.com



**Jack Chunko**  
970-213-5063  
jchunko@waypointRE.com

*Please contact brokers for property, financials and sales price details.*

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