

FULLY ENTITLED INDUSTRIAL OUTDOOR STORAGE / FLEX OPPORTUNITY

Sale Price: \$775,000

PROPERTY HIGHLIGHTS

305 Mountain View Rd represents a rare, shovel-ready industrial development opportunity in the rapidly expanding Northern Colorado Front Range. Unlike typical land offerings, this site has been fully advanced through zoning, design, engineering, and permitting, allowing a buyer to move directly into construction and significantly reduce development timeline and risk.

ZONING

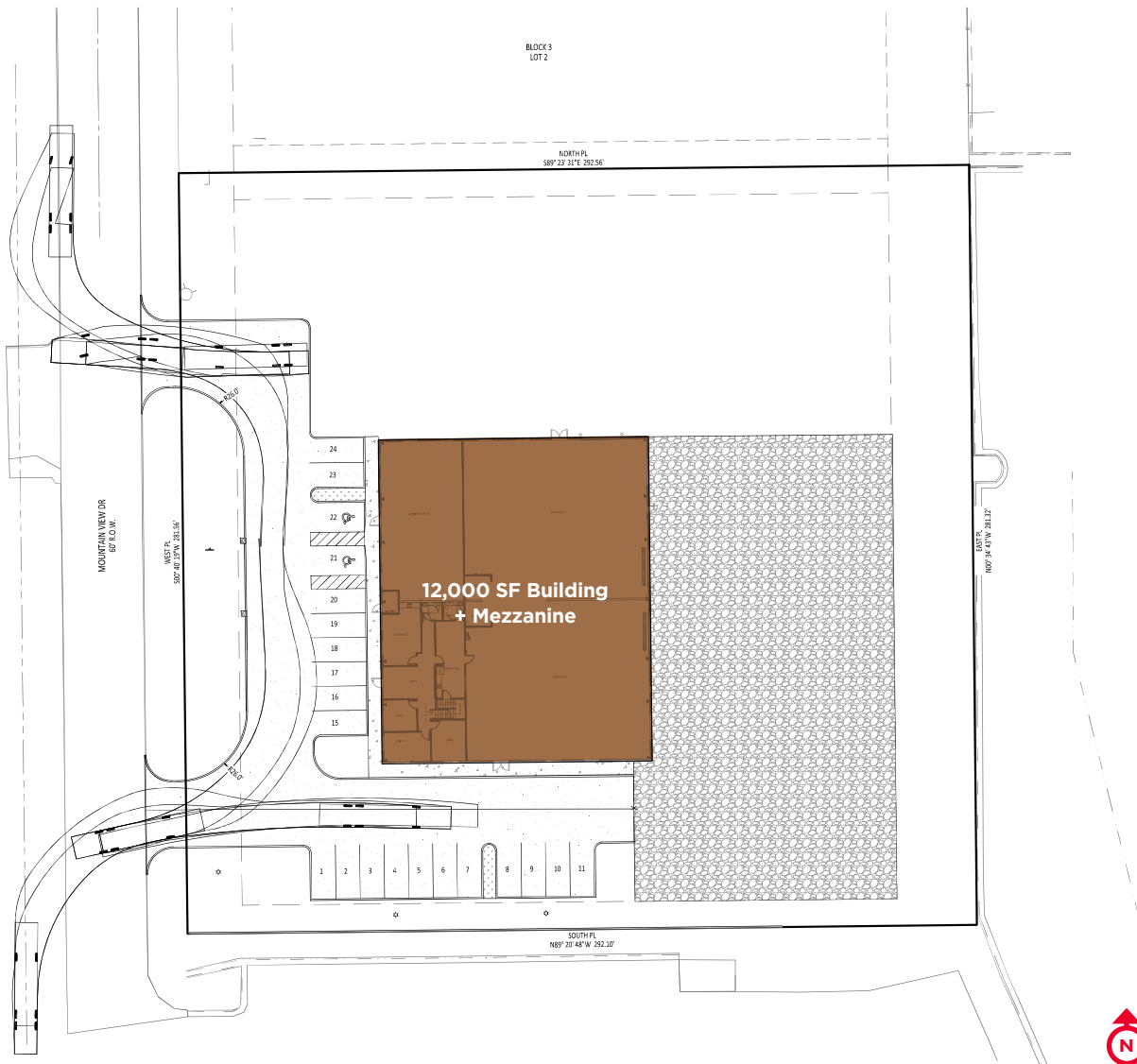
This ±1.89-acre site is zoned I-1 (Light Industrial) planned for a 15,600 SF flex building, perfect for industrial users, contractors, service-based businesses, and outdoor storage operators. The property includes approved plans for a 15,000 SF flex industrial building, allowing a developer to execute a proven, right-sized product tailored to strong tenant demand in the submarket.

[Town of Johnstown Building Department](#) 

[Town of Johnstown Land Use & Building Code](#)



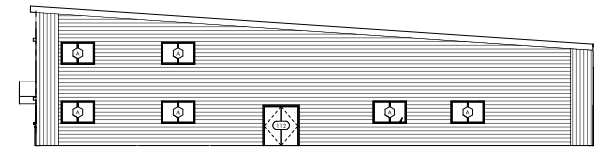
FULLY ENTITLED PLANS



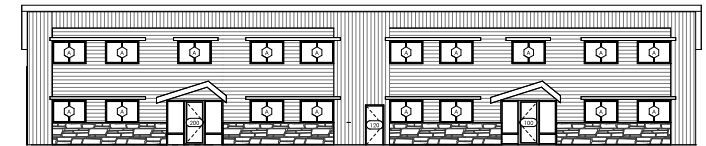
EAST ELEVATION



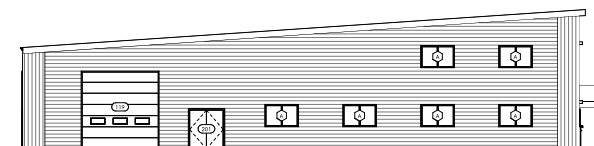
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



HIGHLIGHTS & LOCATION

★ KEY INVESTMENT HIGHLIGHTS

SHOVEL-READY DEVELOPMENT

Vertical construction permits issued (Jan 2026) enabling immediate construction, typical entitlement takes 12-24 months.

FULLY ENTITLED

Zoning, site planning, and engineering completed.

PLANNED ±15,600 SF FLEX INDUSTRIAL BUILDING

Optimized for contractor, service, and light industrial users.

OUTDOOR STORAGE PERMITTED

Rare and high-demand feature with limited regional supply.

WATER & UTILITIES SECURED

1.35 acre-feet of dedicated water with formal service agreement in place with Town of Johnstown.

FUNCTIONAL SITE DESIGN

Configured for building, circulation, yard space, and operations.

FUTURE EXPANSION POTENTIAL

Site layout allows for additional building area or expanded use.

📍 STRATEGIC LOCATION ADVANTAGES

- **Immediate access to I-25**, providing connectivity to Denver, Fort Collins, Greeley, and Longmont.
- Positioned within a **high-growth industrial and residential expansion zone**.
- Surrounded by **thousands of new residential units** and over 1M+ SF of planned retail and commercial development.
- Access to a **deep and growing labor pool** across Northern Colorado.





FOR SALE | 1.89 ACRES ZONED LIGHT INDUSTRIAL

305 MOUNTAIN VIEW RD. | JOHNSTOWN, CO



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