

FOR LEASE

# 4650 VENTURE DRIVE JOHNSTOWN, CO 80534



LEASE RATE: \$18.00/SF NNN  
ESTIMATED NNN'S (2026): \$8.50/SF





FENCED OUTSIDE STORAGE | ±2 ACRES

## // PROPERTY FEATURES

<b>Building Size</b>	14,850 SF
<b>Land Size</b>	3.01 Acres
<b>Power</b>	3-phase, 800 amp, 208V
<b>Zoning</b>	<u>PD Planned Unit Development (PUD)</u> 
<b>Tap</b>	1' ¼'
<b>YOC</b>	2014

- Fenced yard
- 2 street access points
- Monument signage

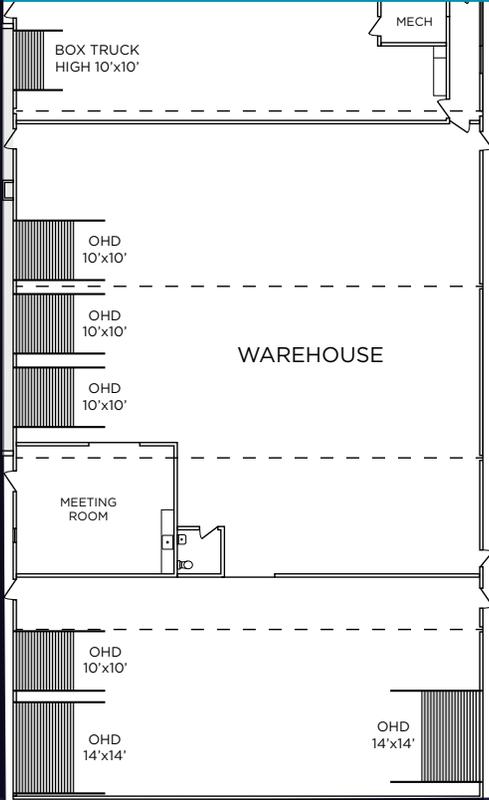
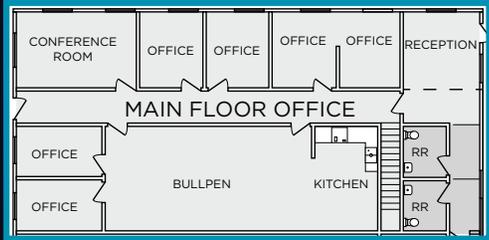
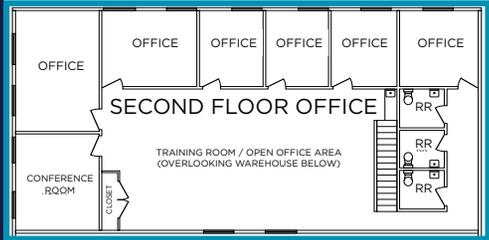
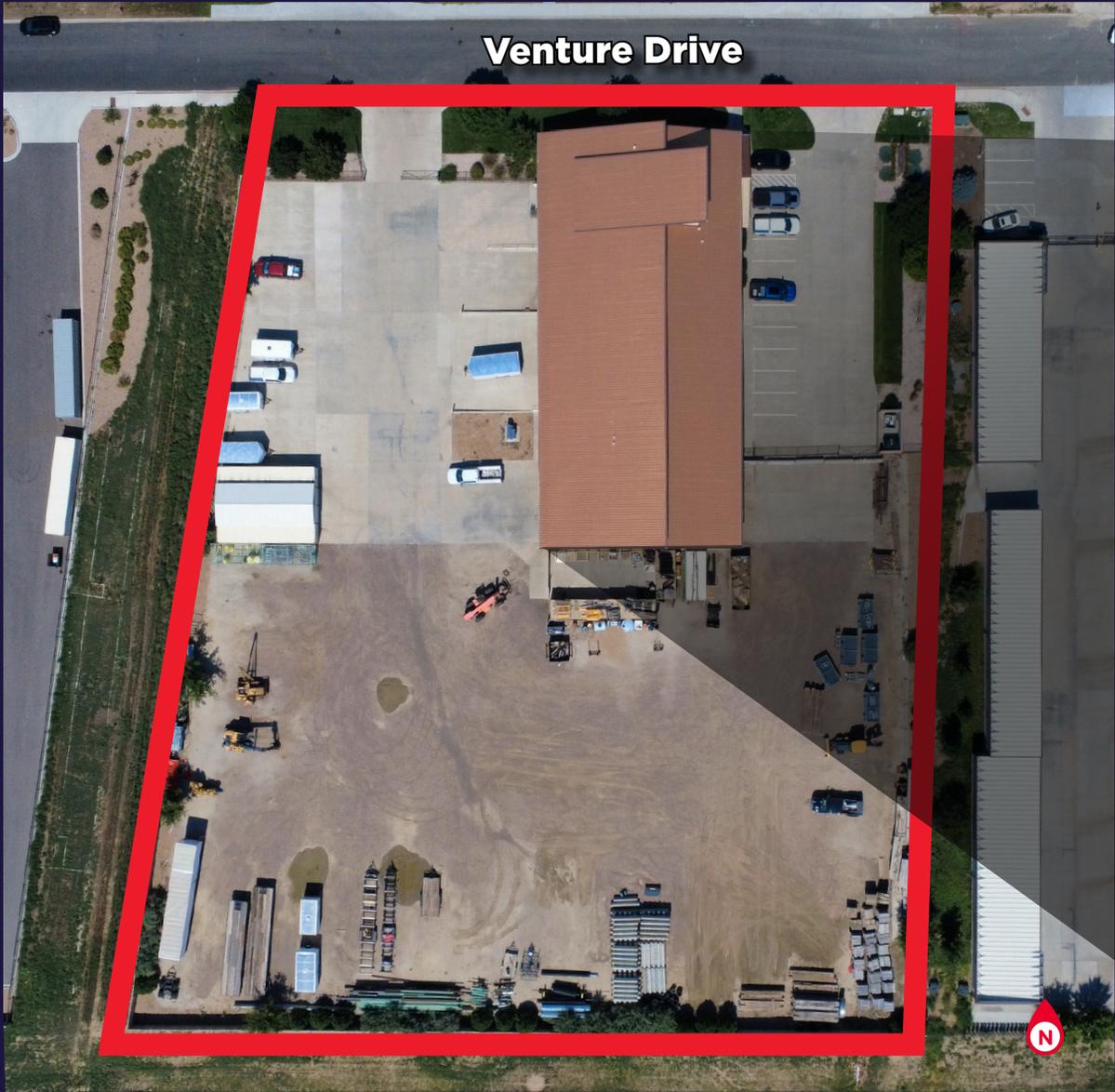
### Warehouse Features:

- 16' sidewalls - 24' to center beam
- 3 floor drains
- 3 (9'x10') drive-in doors
- 1 van-high door (9'x10')
- 3 drive-through doors (1) 9'x10', (2) 14'x14'
- Restroom with shower

### Office Features:

- 10 private offices
- 5 restrooms
- Full Kitchen and coffee bar
- Reception/waiting area
- Training room overlooking warehouse below
- Conference room
- Open cubicles section

# // PROPERTY FLOORPLAN



# // GALLERY





**CONTACTS:**

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**BOYD LAKE**



**83,190 VPD**



**51,000 VPD**



**N DENVER AVENUE**

**COLORADO BOULEVARD**



Drive Times	
<b>Greeley:</b>	25 minutes
<b>Cheyenne:</b>	51 minutes
<b>DIA:</b>	54 minutes
<b>Denver:</b>	65 minutes