

# INDUSTRIAL CONDOS FOR SALE OR LEASE



## NEW CONCRETE TILT-UP CONSTRUCTION

4565 VENTURE DR. | JOHNSTOWN, CO  
4544 ENDEAVOR DR. | JOHNSTOWN, CO

SALE PRICE

\$250 - \$275/SF

LEASE RATE

\$16 - \$18 NNN

ESTIMATED NNN EXPENSE

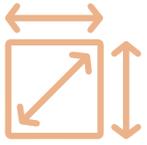
\$6.80/SF

TENANT FINISH ALLOWANCE

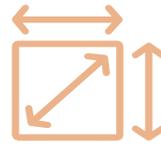
Negotiable



# INDUSTRIAL SPECIFICATION



**BUILDING A**  
4544 Endeavor Dr.  
6,410 SF - 33,980 SF



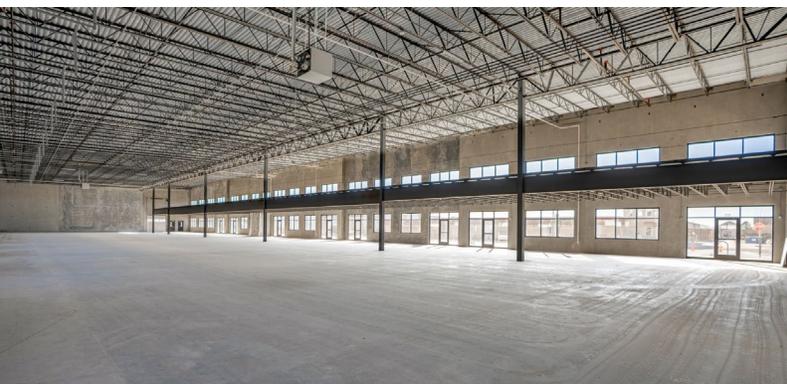
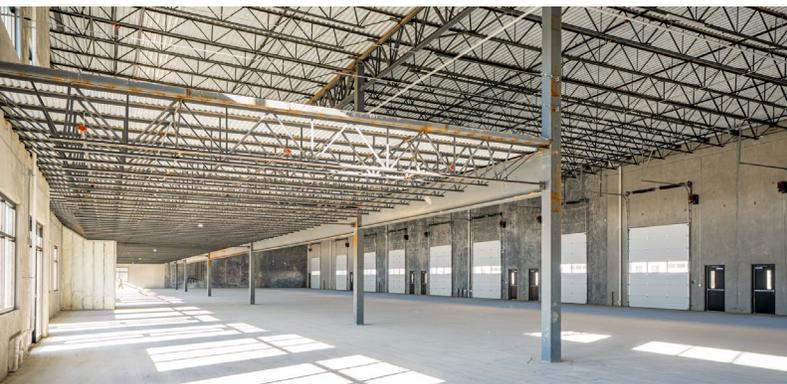
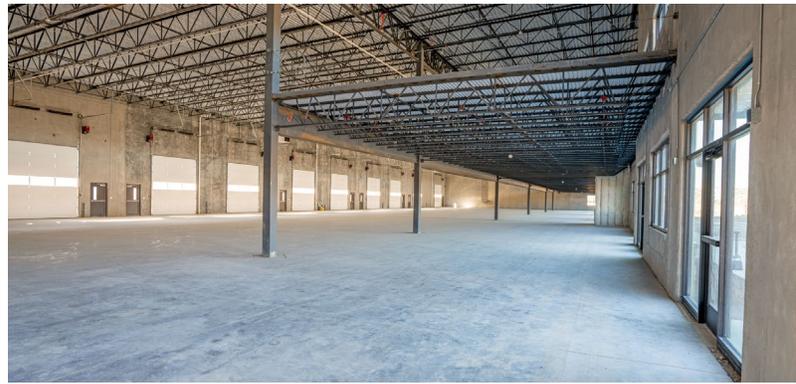
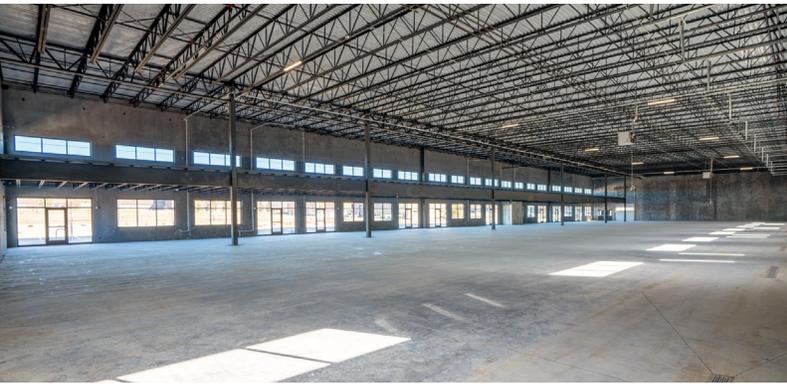
**BUILDING B**  
4565 Venture Dr  
5,910 SF - 31,370 SF



Clear Height	24 Feet
Overhead Doors	14 OHD - 14' x 12'
Loading Docks	2 (1 Per Building)
Power	120/208v 3 phase, 1600 amps
Construction	Tilt-Up
Parking	1.43:1,000



# BUILDING A 4544 ENDEAVOR DR.



# BUILDING B 4565 VENTURE DR.

# SITE PLAN

4544 Endeavor Dr.



4565 Venture Dr.

# AERIAL VIEW



# LOCATION VIEW

4565 Venture Drive is located within the 600 acre master-planned community known as 2534. It is the fastest growing epicenter in Northern Colorado at the intersection of Interstate 25 and US Highway 34. 2534 offers a regional customer base and work force, is accessible by the region's major transportation corridors, a regional airport and within a quick drive to all of the quality shopping, dining, hospitality, medical, entertainment and business services in Centerra and Johnstown Plaza.



## CONTACTS

**Jon Rue**  
 First Vice President  
 +1 970 948 8300  
 jon.rue@cbre.com

**Mike Eyer**  
 First Vice President  
 +1 970 372 3844  
 mike.eyer@cbre.com

**Julius Tabert**  
 First Vice President  
 +1 970 372 3852  
 julius.tabert@cbre.com

**CBRE**



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.