

MOUNTAIN VIEW COMMERCIAL PARK

308 MOUNTAIN VIEW DRIVE
JOHNSTOWN, CO 80534



LEASE RATE: \$13.00/SF NNN
NNN: \$4.21/SF
4,862 SF AVAILABLE FOR LEASE



PROPERTY PROFILE

**FIRST
FLOOR:** 3,578 SF

**SECOND
FLOOR:** 1,284 SF

Located just off I-25 and CR 48 at the Johnstown Exit. This explosively growing area is perfect for a business that can utilize the highly functional 2,500 SF of warehouse with high-end finishes in the professional office area. It hosts one large office, with personal bathroom and shower, a large reception, large kitchenette, conference room, and lots of additional storage. There is also about 1,000 SF of storage area in the mezzanine that could quickly be finished into additional office space if desired.



(2) 12' X 14' OHD's
Loading



16'
Ceiling Height



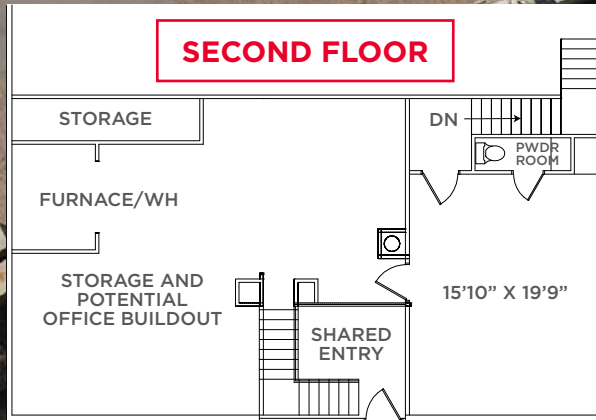
I-25 GATEWAY CENTER
Location



AMPLE POWER
(3) 3-Phase Panels



FLOOR PLAN



UNITS F & G

Detailed description: This is an aerial photograph of a large industrial building with a corrugated metal roof. A semi-transparent floor plan is overlaid on the right side of the building. The plan shows a 'WAREHOUSE' section measuring 25' x 25' at the top, with two overhead doors (OHD) measuring 12' x 14'. Below the warehouse is an 'OFFICE' measuring 15'10" x 11'8", with a smaller room measuring 8'3" x 15'0" and another measuring 9'9" x 9'5". A north arrow is located in the bottom left corner of the image.

12' X 14'
OHD

12' X 14'
OHD

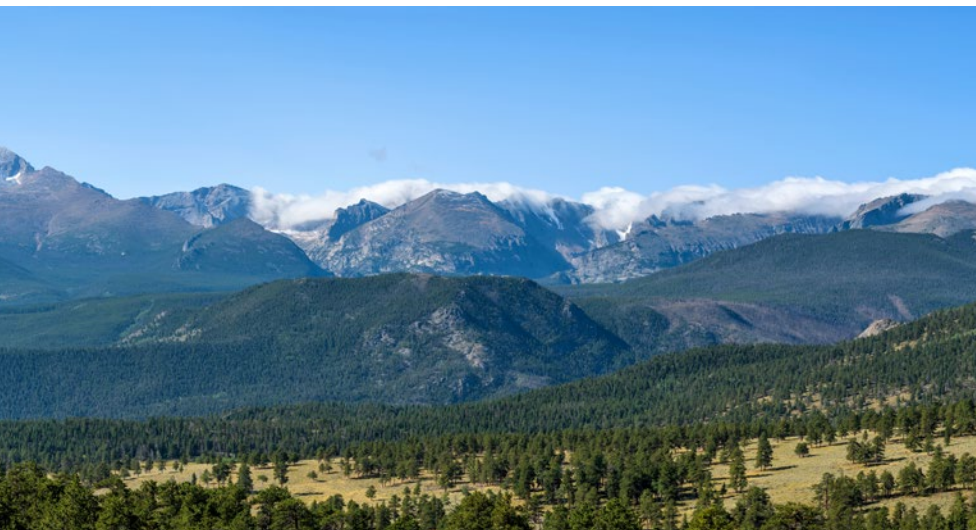
WAREHOUSE
25' X 25'

8'3" X 15'0"

9'9"
X
9'5"

OFFICE
15'10" X 11'8"

MARKET OVERVIEW



CITY OF JOHNSTOWN

Nestled in the heart of Northern Colorado, Johnstown is a flourishing town that seamlessly blends its deep agricultural heritage with modern growth and development.

Today, Johnstown stands as a burgeoning center of retail and commercial advancement. The town is strategically positioned in Northern Colorado, making it an attractive location for businesses and developers. New retail centers, commercial enterprises, and housing developments are springing up, fueling economic growth and providing ample opportunities for residents and newcomers alike.

johnstownco.gov



20,519
2024 Population



7,447
2024 Households (HH)



\$151,725
Average HH Income



37.2
Median Age

LOCATION MAP



DRIVE TIMES

LOVELAND
17 Minutes

GREELEY
32 Minutes

FORT COLLINS
28 Minutes

DENVER
60 Minutes



**SUBJECT
PROPERTY**



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