

MOUNTAIN VIEW COMMERCIAL PARK

**308 MOUNTAIN VIEW DRIVE**  
JOHNSTOWN, CO 80534



LEASE RATE: \$12.00/SF NNN

NNN: \$4.21/SF

1,088 - 7,140 SF AVAILABLE FOR LEASE





# PROPERTY PROFILE

<b>UNIT E</b>	
<b>FIRST FLOOR:</b>	<b>1,912 SF</b>
<b>SECOND FLOOR:</b>	<b>366 SF Office + 164 SF Storage</b>

<b>UNITS F &amp; G</b>	
<b>FIRST FLOOR:</b>	<b>3,578 SF</b>
<b>SECOND FLOOR:</b>	<b>950 SF Office + 334 SF Storage</b>
<b>UNFINISHED CONDO (UNIT G):</b>	<b>1,088 SF</b>

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 flex warehouse units. A tenant can lease a small 2nd floor condo of 1,088 SF up to 7,140 SF for all three units. These units are equipped with heavy power, great clear height, 14' doors and additional storage.

Unit E has over 1,300 SF of warehouse and additional office and storage upstairs.

Units F&G have 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.



**UNIT E (1) 12' X 14' OHD**  
**UNIT F (2) 12' X 14' OHD'S**  
Loading



**16'**  
Ceiling Height



**I-25 GATEWAY CENTER**  
Location



**AMPLE POWER**  
(3) 3-Phase Panels





# FLOOR PLAN

**UNIT E: 2,278 SF**

BASE RENT: \$12.00/NNN (\$4.21/SF)

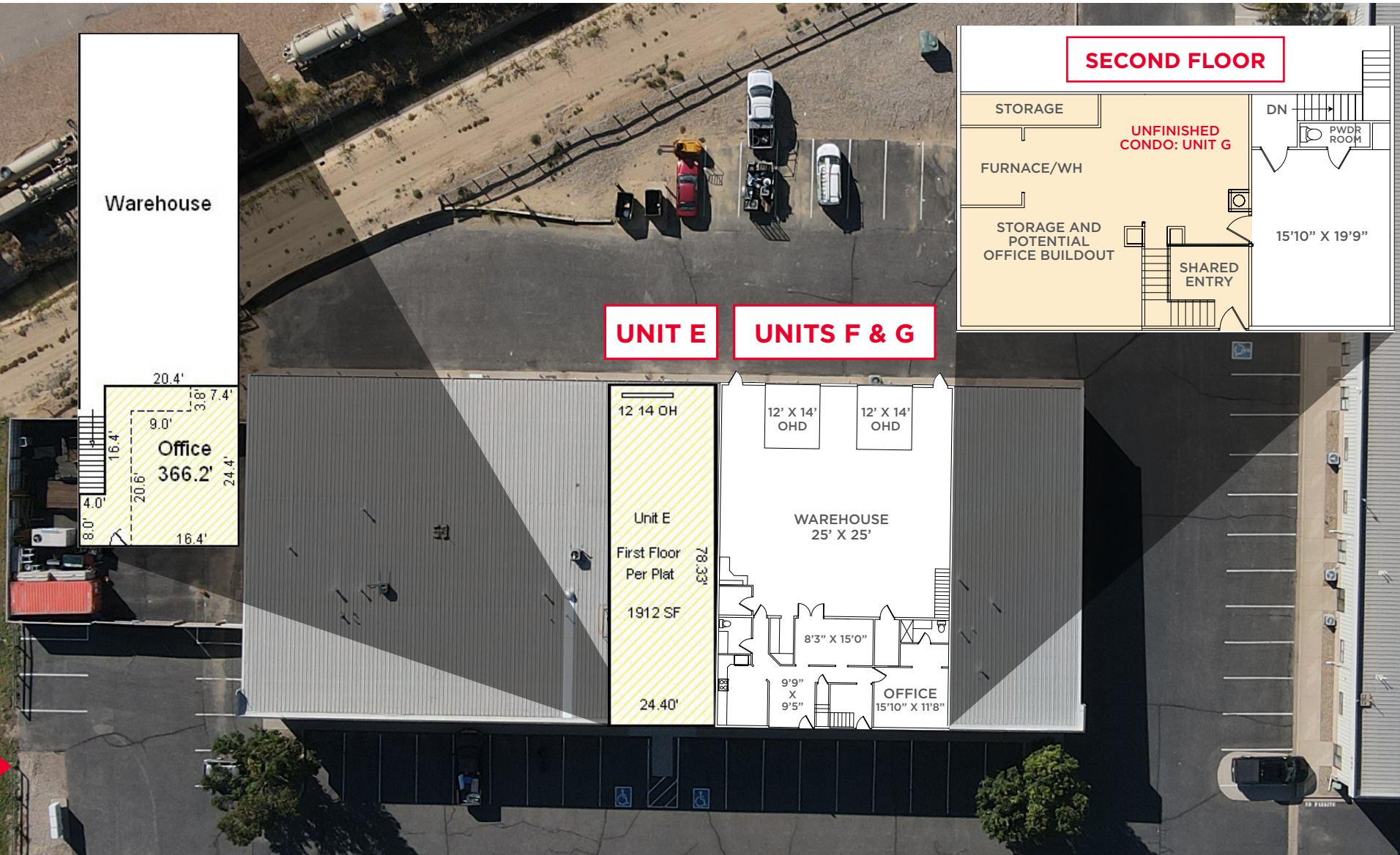
GROSS RENT: \$3,077/MONTH

**UNIT F & G: 3,912 SF**

BASE RENT: \$12.00/SF NNN (\$4.21/SF)

GROSS RENT: \$5,284/MONTH

\*ASK ABOUT 2ND FLOOR, 1088 SF UNFINISHED UNIT





# 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](http://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**





# MOUNTAIN VIEW COMMERCIAL PARK

## **308 MOUNTAIN VIEW DRIVE** JOHNSTOWN, CO 80534



**JARED GOODMAN, CCIM, SIOR**  
Managing Director  
Direct: +1 970 690 4227  
jared.goodman@cushwake.com

**ANNE SPRY**  
Senior Associate  
Direct: +1 970 690 0167  
anne.spry@cushwake.com

772 Whalers Way, Suite 200  
Fort Collins, Colorado 80525  
Main: +1 970 776 3900  
[cushmanwakefield.com](http://cushmanwakefield.com)

