

332

MOUNTAIN VIEW ROAD

UNIT 1

JOHNSTOWN, COLORADO 80513



**CUSHMAN &
WAKEFIELD**



URC
URREALTY COMMERCIAL

Industrial-Warehouse Condo For Sale
Sale Price: \$429,000

// PROPERTY DETAILS

This versatile 2,453-square-foot industrial condo is available for sale and offers a functional layout designed for efficiency. The main level features 1,877 square feet, including nearly 600 square feet of dedicated office space. Additionally, a 576-square-foot finished mezzanine provides valuable flexible space for extra storage or office needs. The unit is equipped with a large 12' x 14' overhead door and boasts an impressive 21' 6" clear height, ideal for high-volume storage. Strategically located between Fort Collins and Denver, this property offers excellent accessibility to I-25.

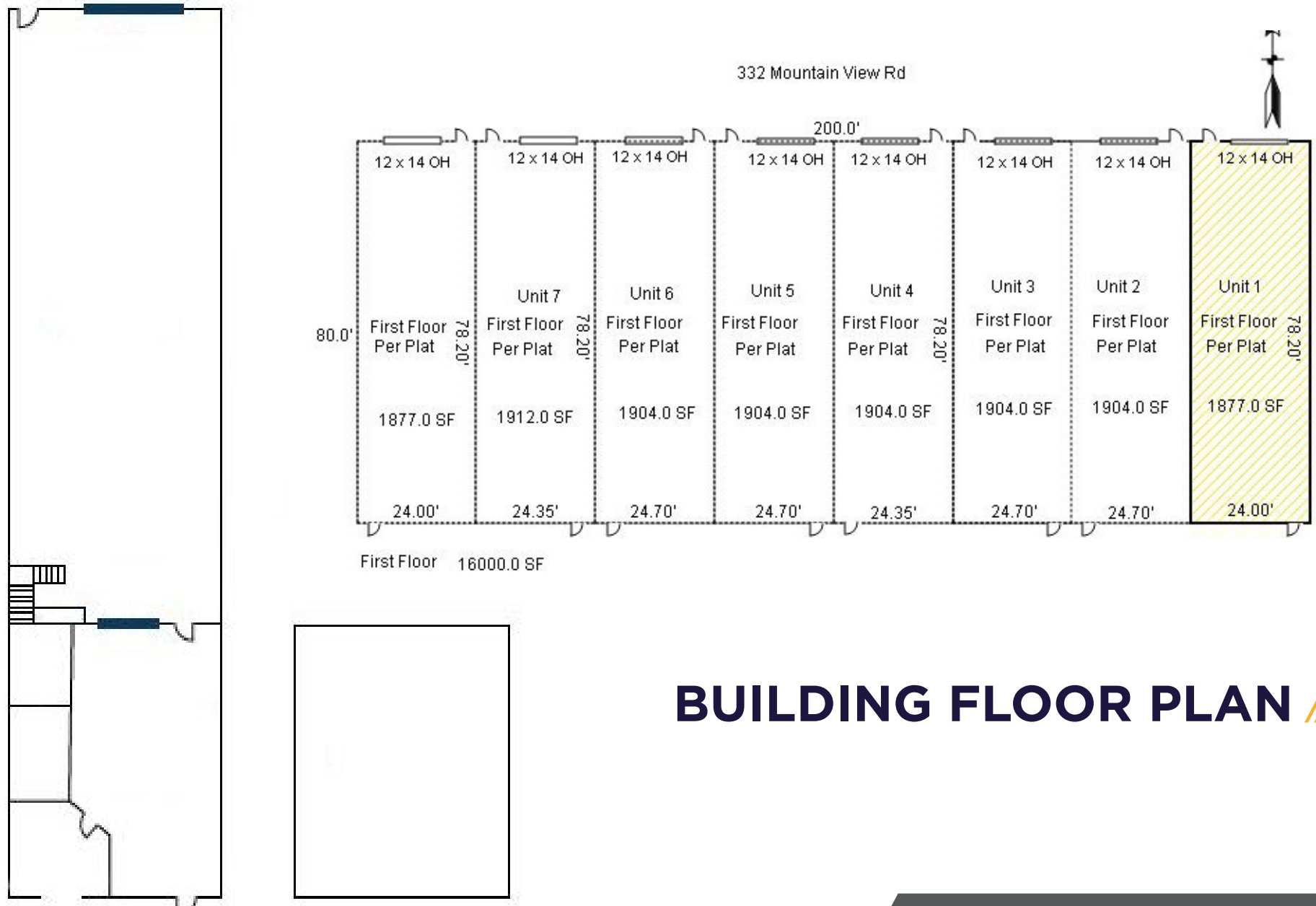
Please contact the listing brokers for additional information.

// PROPERTY FEATURES

- **AVAILABLE CONDO SIZE:** 2,453 SF
- **BUILDING SIZE:** 16,000 SF
- **SITE SIZE:** .92 ACRE
- **LOADING:** ONE (1) 12' X 14' OVERHEAD DOOR
- **CLEAR HEIGHT:** 21' 6"
- **POWER:** 200 AMP
- **HVAC:** RADIANT HEAT
- **AMENITIES:** SECURITY ALARM, KITCHENETTE, RESTROOM



// CONDO FLOOR PLAN



BUILDING FLOOR PLAN //



332

MOUNTAIN VIEW ROAD

JOHNSTOWN, COLORADO 80513



60



Weld County Rd 3

Welty

Buda



60

Weld County Rd 46

Johnstown

BROKER CONTACT INFORMATION

TRAVIS ACKERMAN

Cushman & Wakefield
Executive Managing Director

+1 970 222 6452

travis.ackerman@cushwake.com

MATT HASKELL

URC

Broker/Owner

+1 970 690 1690

mhaskell@urealtyinc.com



**CUSHMAN &
WAKEFIELD**



UREALTY COMMERCIAL

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. PD-203156 V3