

FOR LEASE

GATEWAY BUSINESS PARK

321 Basher Drive, Berthoud CO 80513



24,885 SF AVAILABLE



PROPERTY HIGHLIGHTS

The property consists of approximately 20,000 SF of warehouse / production space and approximately 5,000 SF of office space. The property also includes fenced yard. It is centrally located in Northern Colorado adjacent to I-25, providing easy access to Wyoming, Denver, Eastern Plains, and the Front Range.

24,855 SF AVAILABLE FOR LEASE

INDUSTRIAL/WAREHOUSE/MANUFACTURING

2 AC LOT

BUILT IN 2008

2 DOCKS AND 2 OVERHEAD DOORS

26' CLEAR HEIGHT

FENCED IN YARD

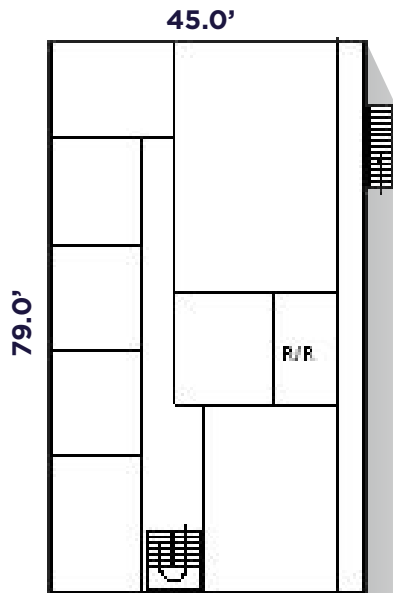
\$14.00 - \$16.00/SF NNN



FLOOR PLAN

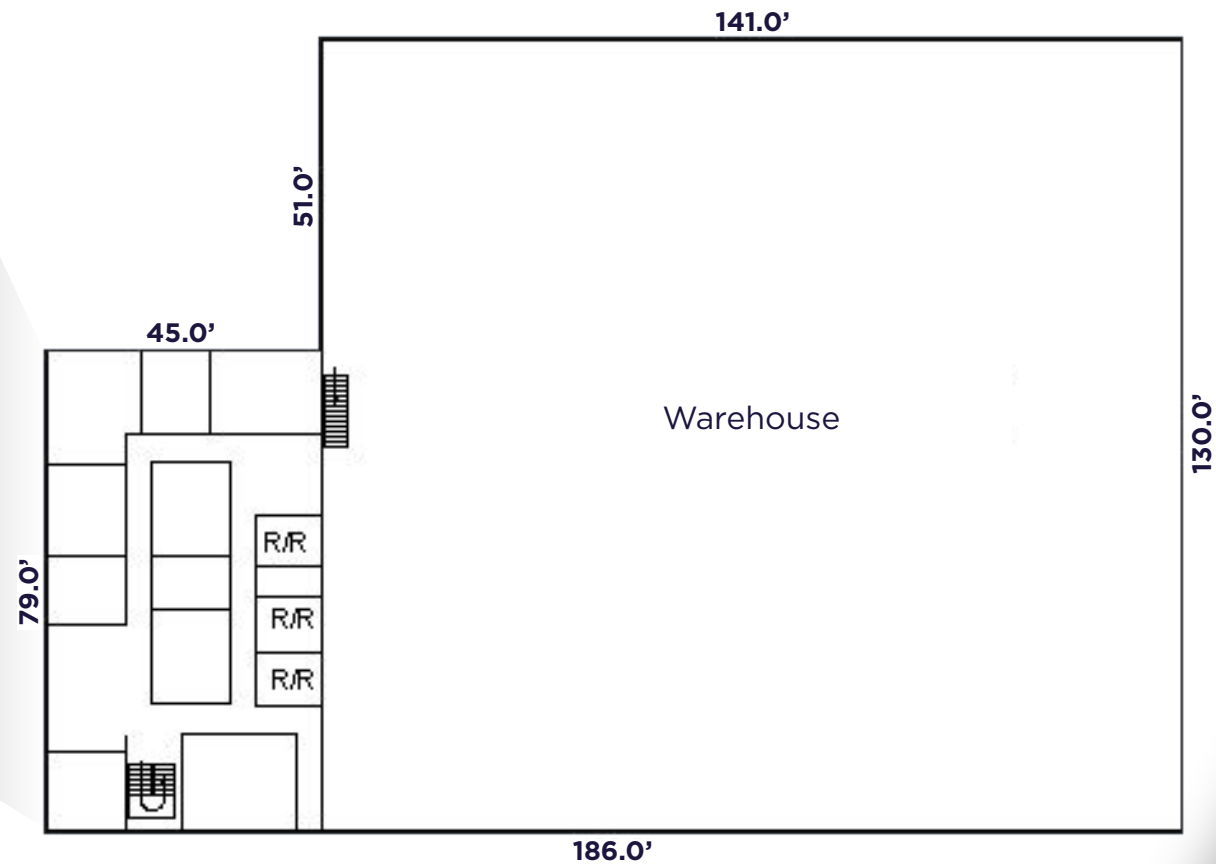
Second Floor

- 3,555 SF



First Floor

- 21,885 SF
- Metal Building
- 21' Sidewall Height



AERIAL MAP

321 Basher Dr
Berthoud, CO 80513



MU-2

MU-2
PROPOSED
MULTIFAMILY

MU-2

TRACT A
R-M

EMP

Self Frontage Rd

82,1928 VPD

Residential Planned

12,000 VPD

CO-60

60

Johnstown Reservoir

DEMOGRAPHICS	2 Miles	5 Miles	10 Miles
POPULATION			
2026 Population	4,510	32,760	190,185
2031 Population Projection	5,189	38,999	207,126
2026 Daytime Population	4,012	26,946	178,100
HOUSEHOLDS			
2026 Households	1,451	12,168	75,413
2026 Average HH Income	\$171,894	\$164,066	\$140,577

LEDGE ROCK CENTER
Under Construction





TARGET **Marshalls** **PET SMART**

JO-ANN **ROSS DRESS FOR LESS** **REI** **OLD NAVY**

five BELO **lanebryant**

IN-N-OUT BURGER **WELLS FARGO** **OLD CHICAGO PIZZA + TAVERN**

NOODLES & COMPANY **Chick-fil-A** **Panera** **chili's**

Wendy's **SportClips**

Best Buy **macys** **DICK'S** **BARNES & NOBLE**

SEPHORA **VICTORIA'S SECRET** **ZALES**

HELZBERG **KAY JEWELERS** **francesca's**

LOFT **Lids**

zumez **sunglass hut** **Bath & Body Works**

claire's **Red Robin**

BIAGGI'S

HOBBY LOBBY **at home** **ULTA**

BOOT BARN **ETHAN ALLEN** **verizon**

SCHEELS **SHERWIN WILLIAMS** **AT&T**

QDOBA **MOD** **Starbucks** **Colombia** **Harold's**

Arby's **crumbl** **ANYTIME FITNESS**

Bank of Colorado **Comfort Suites**

LEDGE ROCK CENTER
Under Construction

MURDOCH'S **Dental Care** **Woods** **Blusky** **LES SCHWAB** **Freddy's**

Starbucks **FIREHOUSE SUBS** **RAMEN + SUSHI** **CAFE MEXICALI** **SportClips**

5280STONE **Advance! Auto Parts** **Valvoline** **uchealth** **FACE** **Cannock Express**

McDonald's **ELEVATIONS** **7 ELEVEN** **Wings**

AERIAL MAP

321 Basher Dr
Berthoud, CO 80513



For more information, please contact:

Aki Palmer
Executive Managing Director
+1 720 299 8733
aki.palmer@cushwake.com

Cole VanMeveren
Senior Director
+1 970 219 3802
cole.vanmeveren@cushwake.com
WY License 15670



©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-246315-V5