MOUNTAIN VIEW COMMERCIAL PARK

# 308 MOUNTAIN VIEW ROAD

## JOHNSTOWN, CO 80534

LEASE RATE: $12.00/SF NNN
NNN: $7.35/SF

**AVAILABLE FOR LEASE**

CUSHMAN & WAKEFIELD

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# PROPERTY PROFILE

| UNIT E | |
|---|---|
| FIRST FLOOR: | 1,912 SF |
| SECOND FLOOR: | 366 SF Office + 164 SF Storage |

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 unit. This unit is equipped with heavy power, great clear height, 14' door and additional storage.

Unit E has over 1,900 SF of warehouse and additional office and storage upstairs.

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

**16'**
Ceiling Height

**I-25 GATEWAY CENTER**
Location

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

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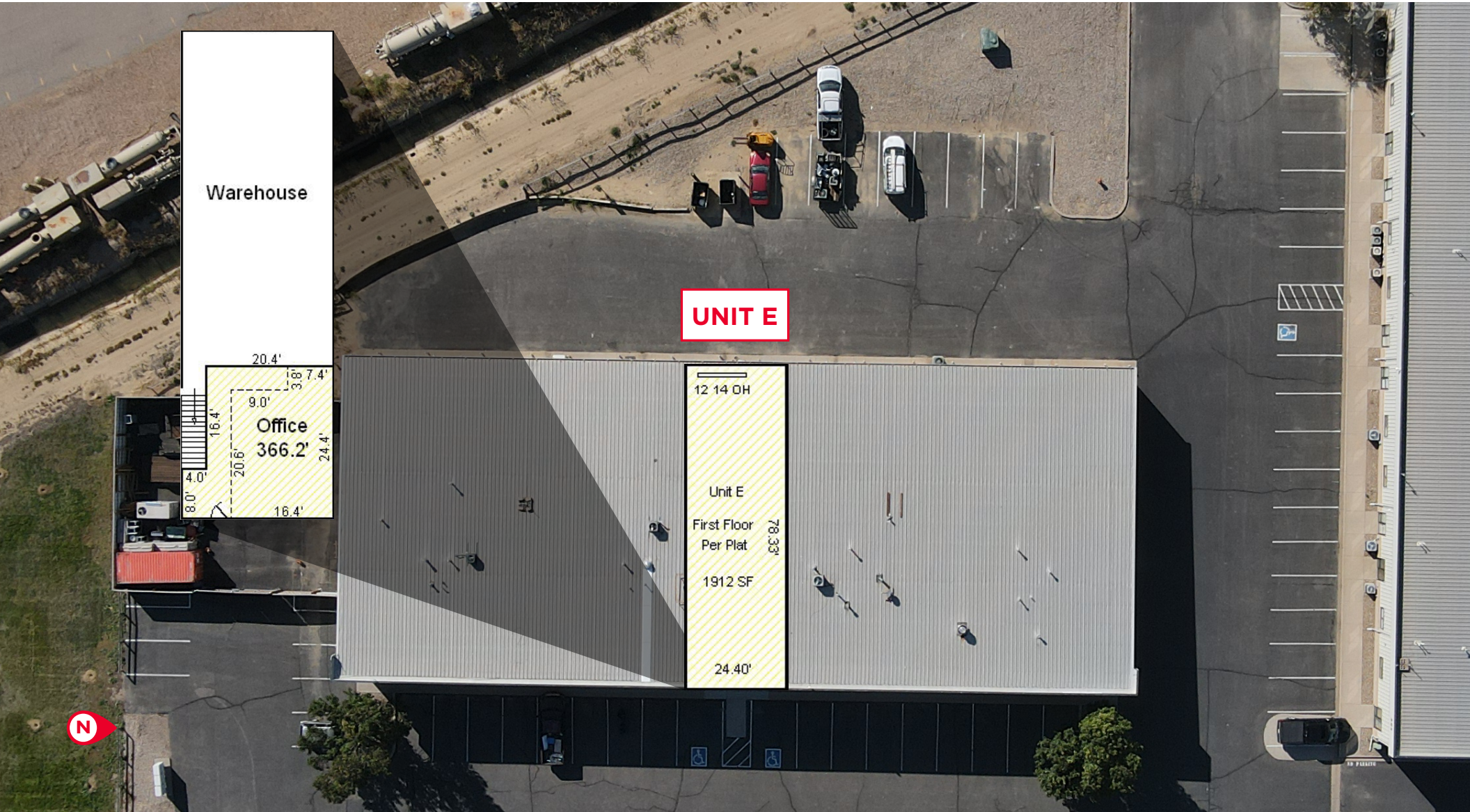
# FLOOR PLAN

| UNIT E: 2,278 SF |
| --- |
| BASE RENT: $12.00/NNN ($7.35/SF) |
| GROSS RENT: $3,673/MONTH |



# 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*

**24,714**
2026 Population

**8,950**
2026 Households (HH)

**$166,586**
Average HH Income

**36.8**
Median Age

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# LOCATION
## MAP

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