

EXCLUSIVELY OFFERED BY:

REALTEC

COMMERCIAL REAL ESTATE SERVICES

AFFORDABLE INVESTMENT PROPERTY

**372 MOUNTAIN VIEW ROAD #2
JOHNSTOWN, CO**

Bruce Campbell

970.231.6824

bruce@realtec.com

Patrick O'Donnell

970.231.5576

patricko@realtec.com



WWW.REALTEC.COM

PROPERTY SUMMARY

Bruce Campbell
970.231.6824
bruce@realtec.com

Patrick O'Donnell
970.231.5576
patricko@realtec.com

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PROPERTY TYPE
WAREHOUSE/SHOP

TERM REMAINING
1.5 YEARS

SQUARE FOOTAGE
1,950 SF

PRICE
\$299,000

TENANT
GATEWAY OVERNIGHT

CAP RATE
6.85%

FEATURES

- Regional Tenant in a growing business segment
- Highly Desirable location adjacent to I25
- High demand and affordable unit
- 14' Overhead door
- Always leased

372 Mountain View Road, Unit 2, Berthoud	
Tenant - Gateway Overnite Inc	
Property Type	Industrial condo
SF	1,950
Lease commencement	Nov 1 2019
Lease expiration	Oct 31 2022
Time left on lease	1.5 years
Options	none
Lease Type	NNN
Capital Expenses	Amortized per GAAP and charged to tenant
Current Base Rent	\$1,706
Rent/SF	\$10.50
Escalators	4.7%
Listing cap rate	6.85%
Asking Price	\$299,000
Price per SF	\$153
Personal Guarantee	Yes





**Gateway
Overnite**

**Nebraska
Next Day**



About Gateway Overnite

Next Day Companies is a family owned and operated business providing delivery services for DHL, a global leader in international shipping. The company includes Gateway Overnite serving Colorado and Nebraska Next Day with locations in the mid-west.

LOCATION DETAILS

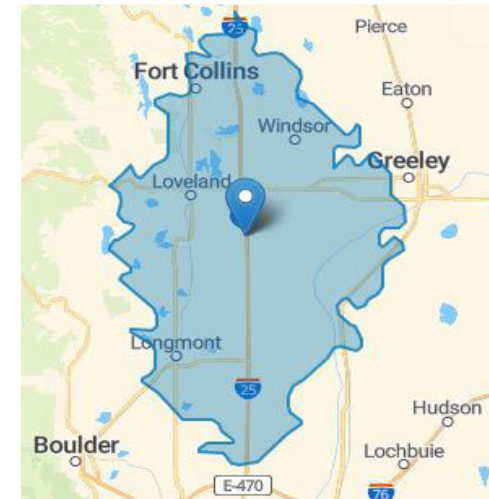
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30 MINUTE DRIVE TIME MAP



Information contained herein is not guaranteed. Buyer/Tenant and Seller/Landlord are advised to verify all information. Price, terms and information are subject to change.

Fort Collins
712 Whaler's Way, Bld. B, Suite 300
Fort Collins, CO 80525
970-229-9900

Loveland
200 E 7th St, Suite 418
Loveland, CO 80537
970-593-9900

Greeley
1711 61st Ave, Suite 104
Greeley, CO 80634
970-346-9900

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