

FOR LEASE

I-25 Gateway Center
Johnstown, CO

NEW OFFICE/ WAREHOUSE UNITS FOR LEASE

PROPERTY TYPE
**OFFICE/WAREHOUSE
FLEX**

AVAILABLE
2,100-12,600 SF

PRICE
**\$12.75/SF NNN
NNN EST. \$4.00/SF**

ESTIMATED COMPLETION MAY 2020



FEATURES:

- Ideal I-25 location for easy access to all of Northern Colorado and Longmont
- Secure outside storage available
- Clear height will accommodate 2nd floor Mezzanine
- \$10/SF tenant finish allowance
- 12' x 14' overhead door
- 3 phase, 200 amp power

REALTEC

COMMERCIAL REAL ESTATE SERVICES

Bruce Campbell

970-231-6824
bruce@realtec.com

Patrick O'Donnell

970-231-5576
patricko@realtec.com

Larry Melton

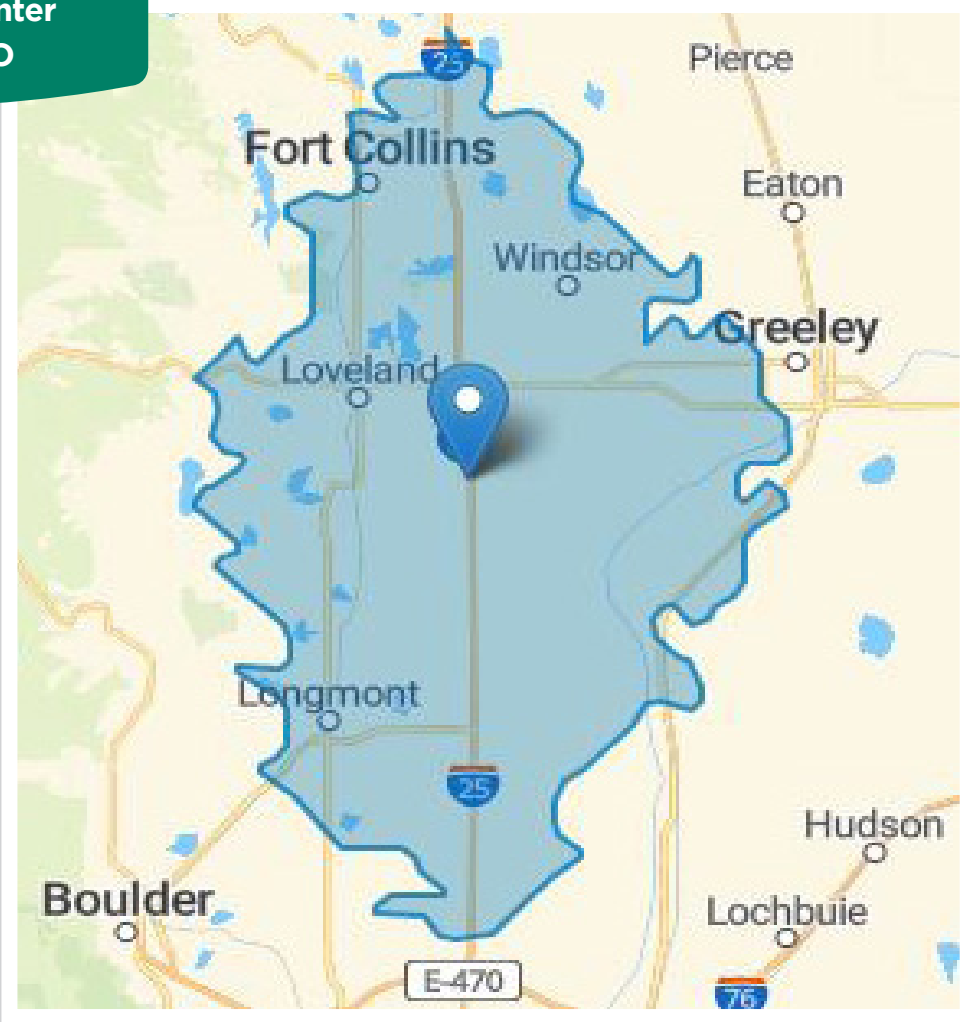
970-215-0126
larry.melton@realtec.com

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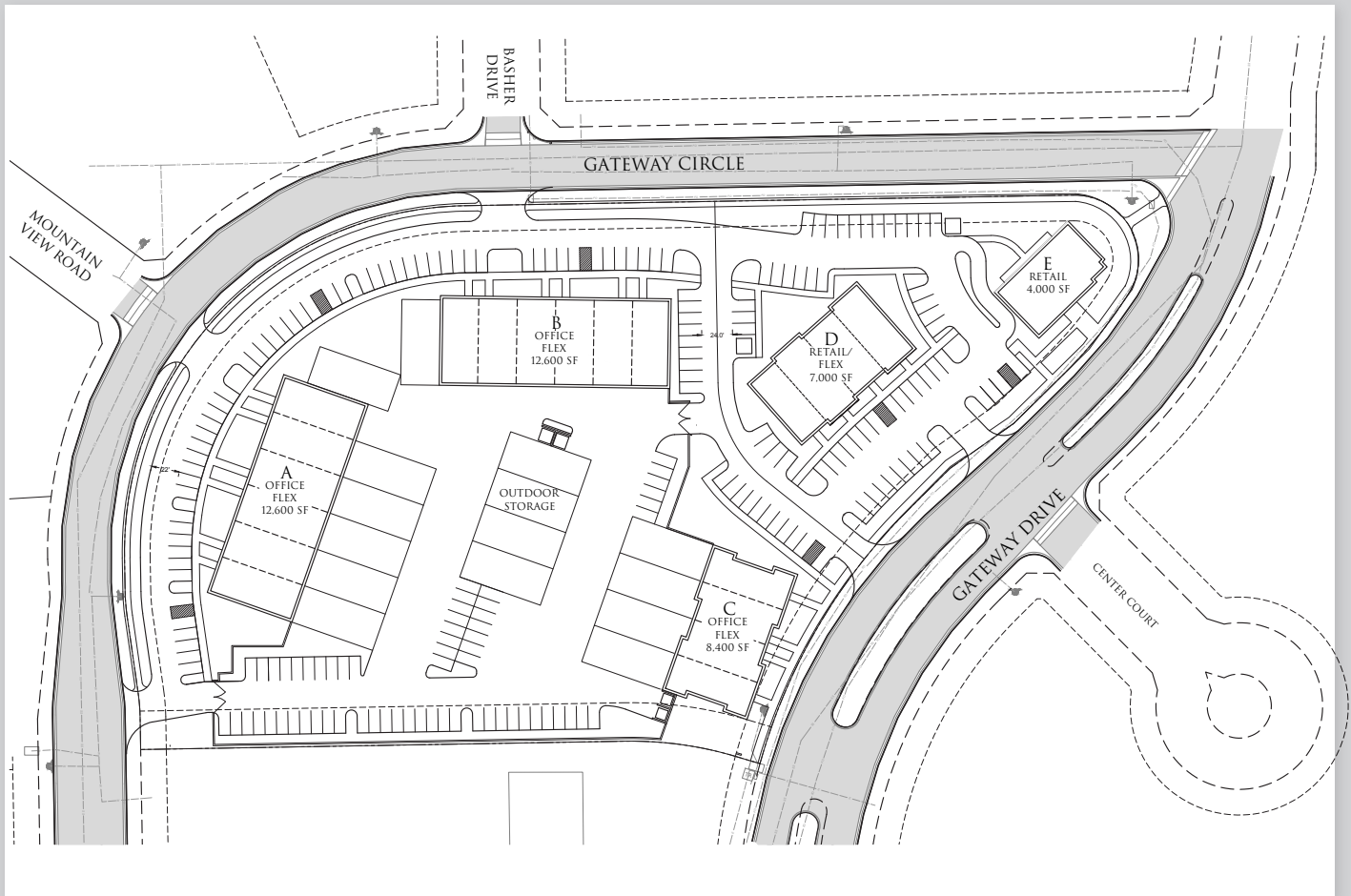
30 MINUTE
DRIVE TIME



I-25 GATEWAY
CENTER
AREA MAP

FOR LEASE

I-25 Gateway Center
Johnstown, CO



Fort Collins

400 E. Horsetooth Road, Suite 200
Fort Collins, CO 80525
970.229.9900

Loveland

200 E. 7th Street, Suite 418
Loveland, CO 80537
970.593.9900

Greeley

1711 61st Avenue, Suite 104
Greeley, CO 80634
970.346.9900

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Collection Street	Cross Street	Traffic Vol	Year	Distance
State Hwy 60	I- 25 E	13,000	2017	0.29 mi
Co Rd 48	Commerce Rd E	2,129	2017	0.31 mi
State Hwy 60	I25 Frontage Rd W	12,000	2017	0.40 mi
I- 25	State Hwy 60 S	76,000	2017	0.48 mi
Co Rd 7	Co Rd 48 S	2,064	2017	0.80 mi

Source: Costar

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