

332

MOUNTAIN VIEW ROAD

UNIT 1

JOHNSTOWN, COLORADO 80513



**CUSHMAN &
WAKEFIELD**



URC
UREALTY COMMERCIAL

Industrial-Warehouse Condo For Sale
Sale Price: \$399,900

// 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.

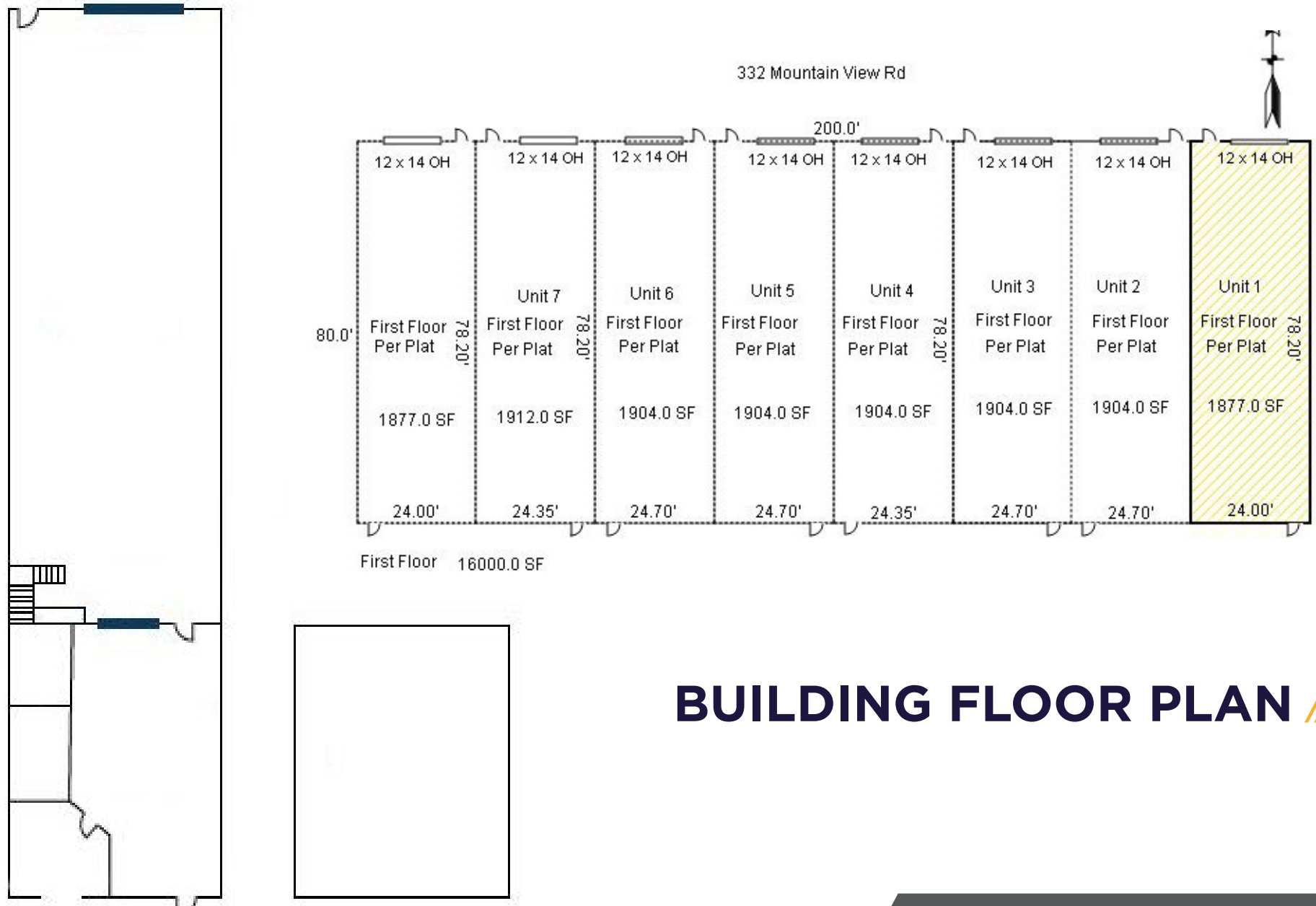
Please contact the listing brokers for additional information.

// 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

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JOHNSTOWN, COLORADO 80513



60



Weld County Rd 3

Welty

Buda



60

Weld County Rd 46

Johnstown

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**CUSHMAN &
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