

OFFICE/WAREHOUSE CONDO FOR LEASE

372 MOUNTAIN VIEW DR., # 9—JOHNSTOWN, CO



Office/warehouse condo centrally located 1/4 mile west of I-25 at the Johnstown exit (Hwy. 60 East). Easy access to serve N. Colorado & Denver. 18'-24' clear height & 14' tall x 12' wide O/H door with electric opener. 200 amp/3 phase electric—2 welding outlets/50 amps each. 2,475 sf includes 1,475 sf warehouse, 500 sf office area with ADA restroom and 500 sf mezzanine (at no additional cost).
\$2,348/month, including NNN's.

- ◆ Close to I-25
- ◆ Easy access to Northern Colorado & Denver
- ◆ 14' x 12' O/H door w/electric opener
- ◆ 200 amp/3 phase electric
- ◆ Incl. 2 office areas & mezzanine (no add'l cost for mezzanine)
- ◆ 18' - 24' clear height

No warranty or representation, express or implied, is made 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). As applicable, we make no representation as to the condition of the property (or properties) in question.

Doberstein Lemberg
Commercial, Inc.

2,475 SF TOTAL

1,975 SF FOOTPRINT
(24' 8" X 80')

PLUS

500 SF MEZZANINE
(MEZZANINE—FREE)

\$10.50 PSF
+ \$3.77 PSF (NNN'S)

**New to the
Market!**

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Email: randy@dlcco.com

1401 Riverside Avenue
Fort Collins, CO 80524

**Doberstein
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SOUTH FACING OVERHEAD DOOR

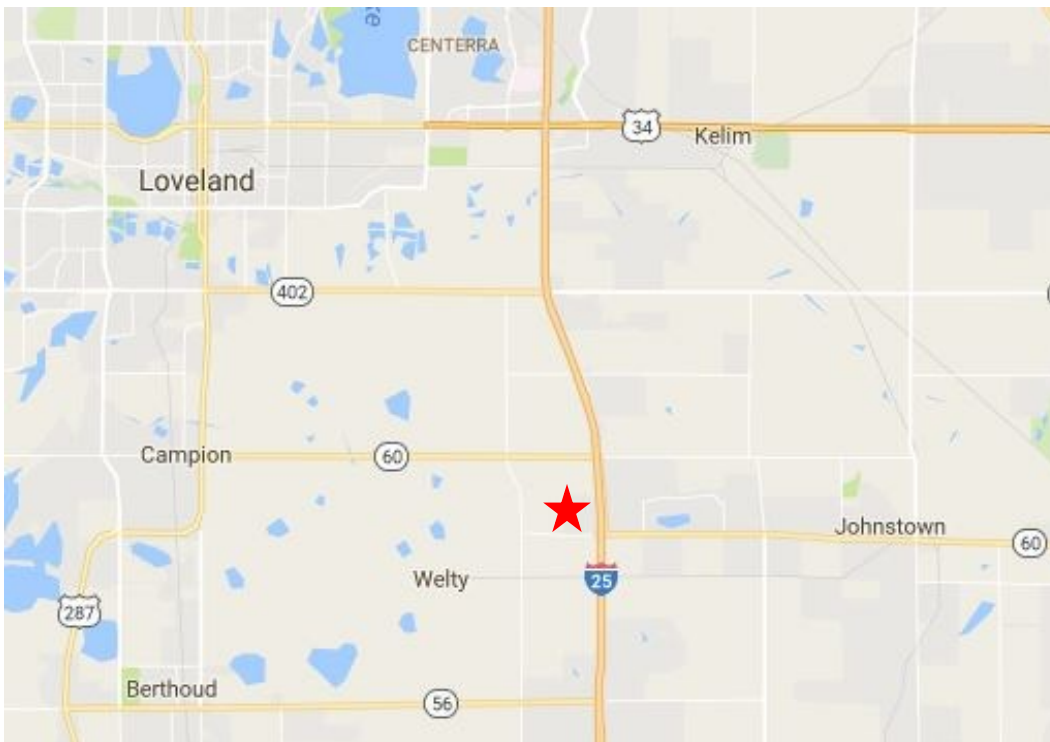
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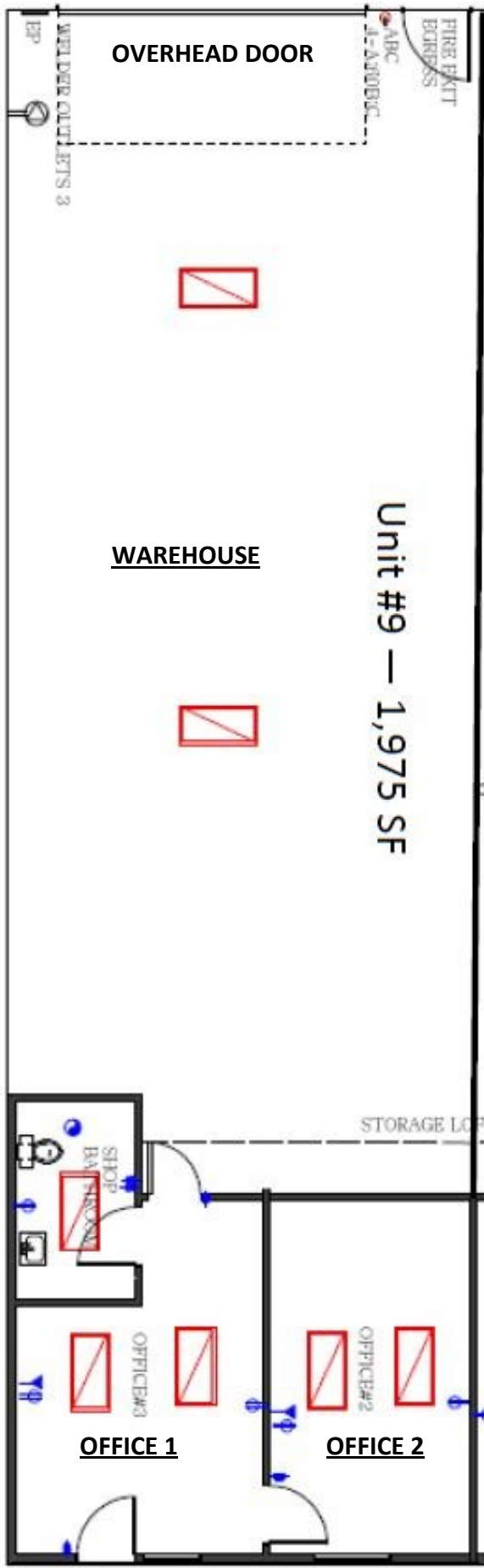
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FLOORPLAN

