

**4521 ENDEAVOR DR
UNITS C & D
JOHNSTOWN, CO 80534**

Space Available:

Lease Rate:

NNN Rate:

Sale Price:

Unit C & D: **5,106 SF**

\$14.50/SF NNN

\$7.79/SF
*2025 estimated
blended rate

\$1,100,000

INDUSTRIAL FLEX UNITS WITH OFFICE & SHOWROOM – PRIME JOHNSTOWN LOCATION

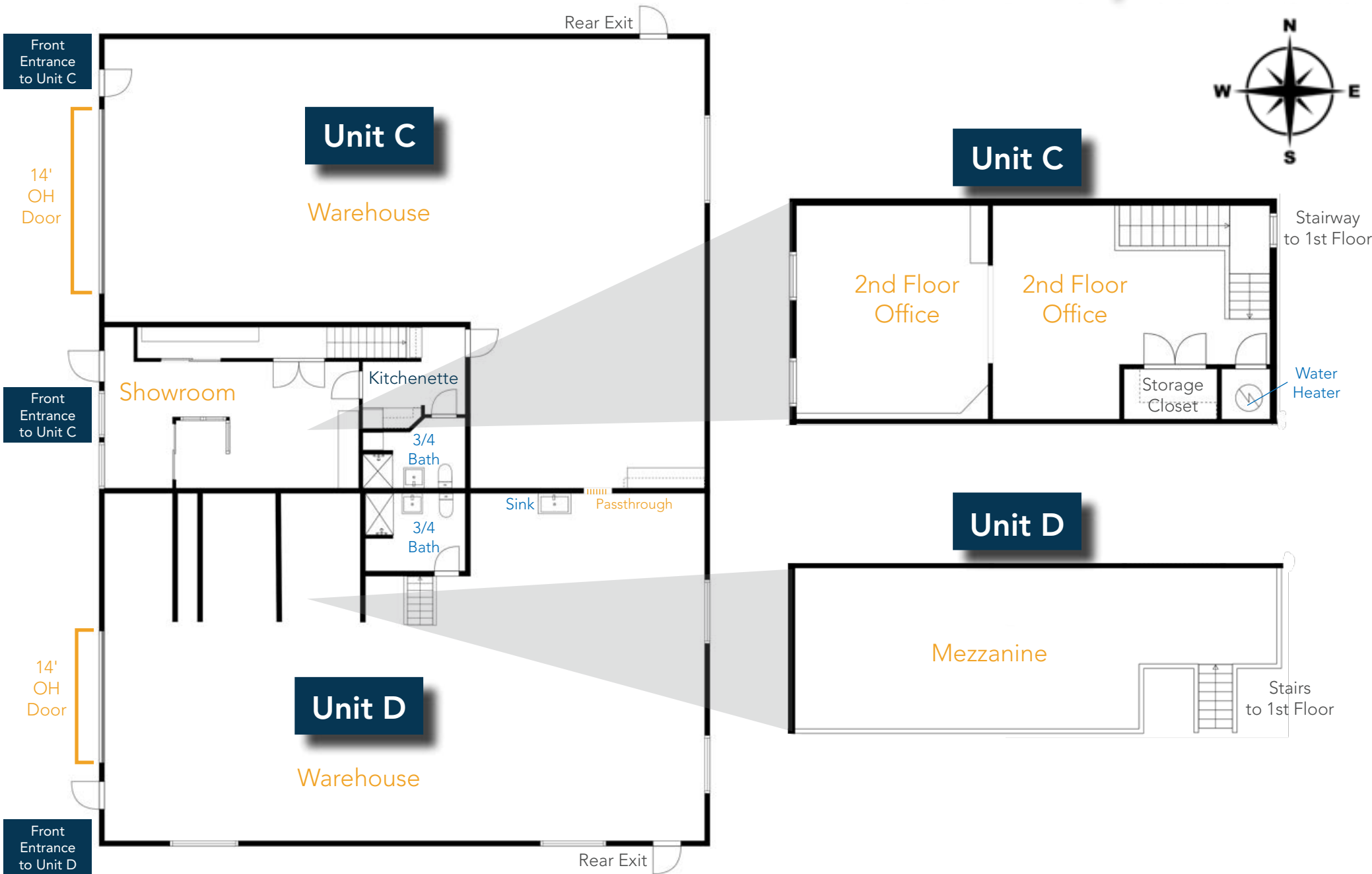
- Just off Hwy 34 with direct I-25 access, and minutes from Scheels and Johnstown Plaza.
- Showroom, finished offices, and warehouses featuring (2) 14' overhead doors.
- 3-phase power to building; each unit has 200 AMP service plus 100 AMP office subpanel.
- Light Industrial zoning allows for a wide range of commercial and industrial uses.





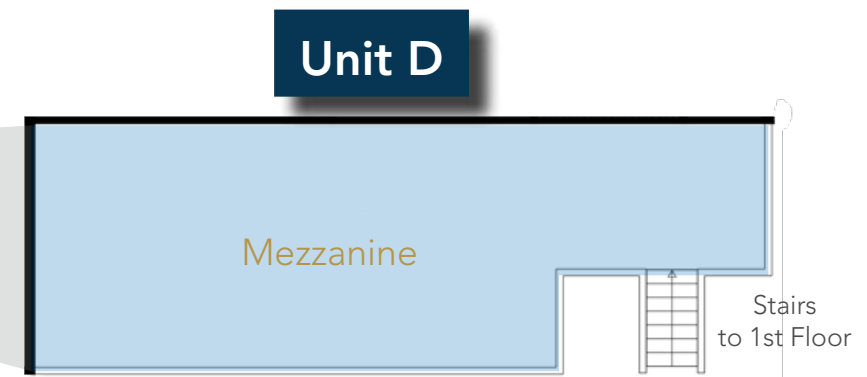
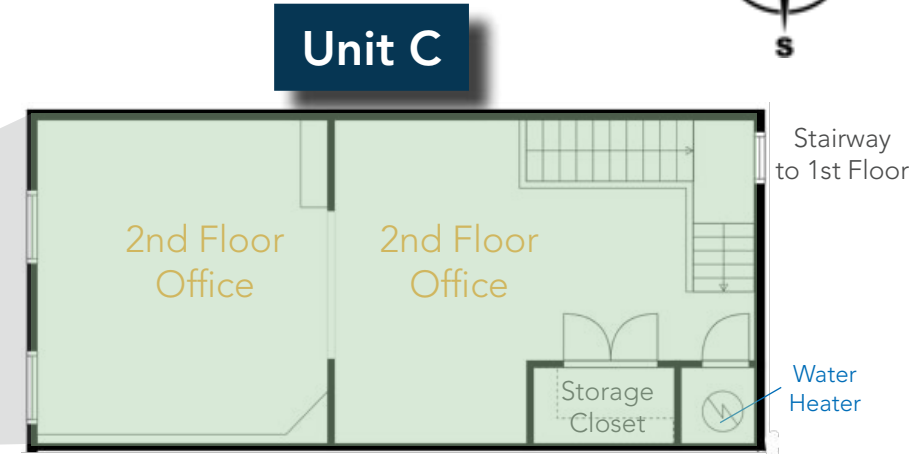
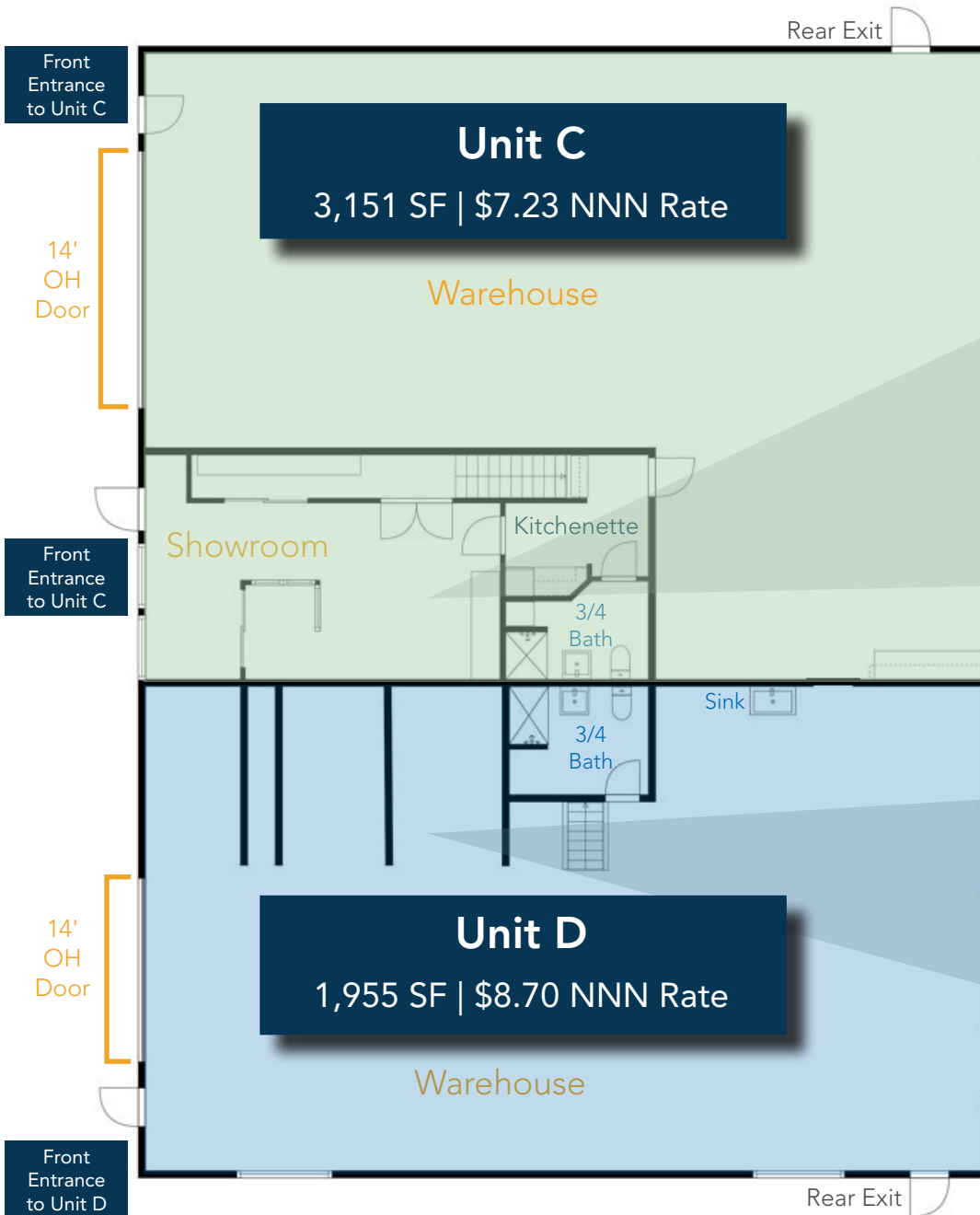


UNIT C & D | FLOORPLAN



Endeavor Dr

UNIT C & D | DEMISING OPTION



Endeavor Dr



REGIONAL MAP



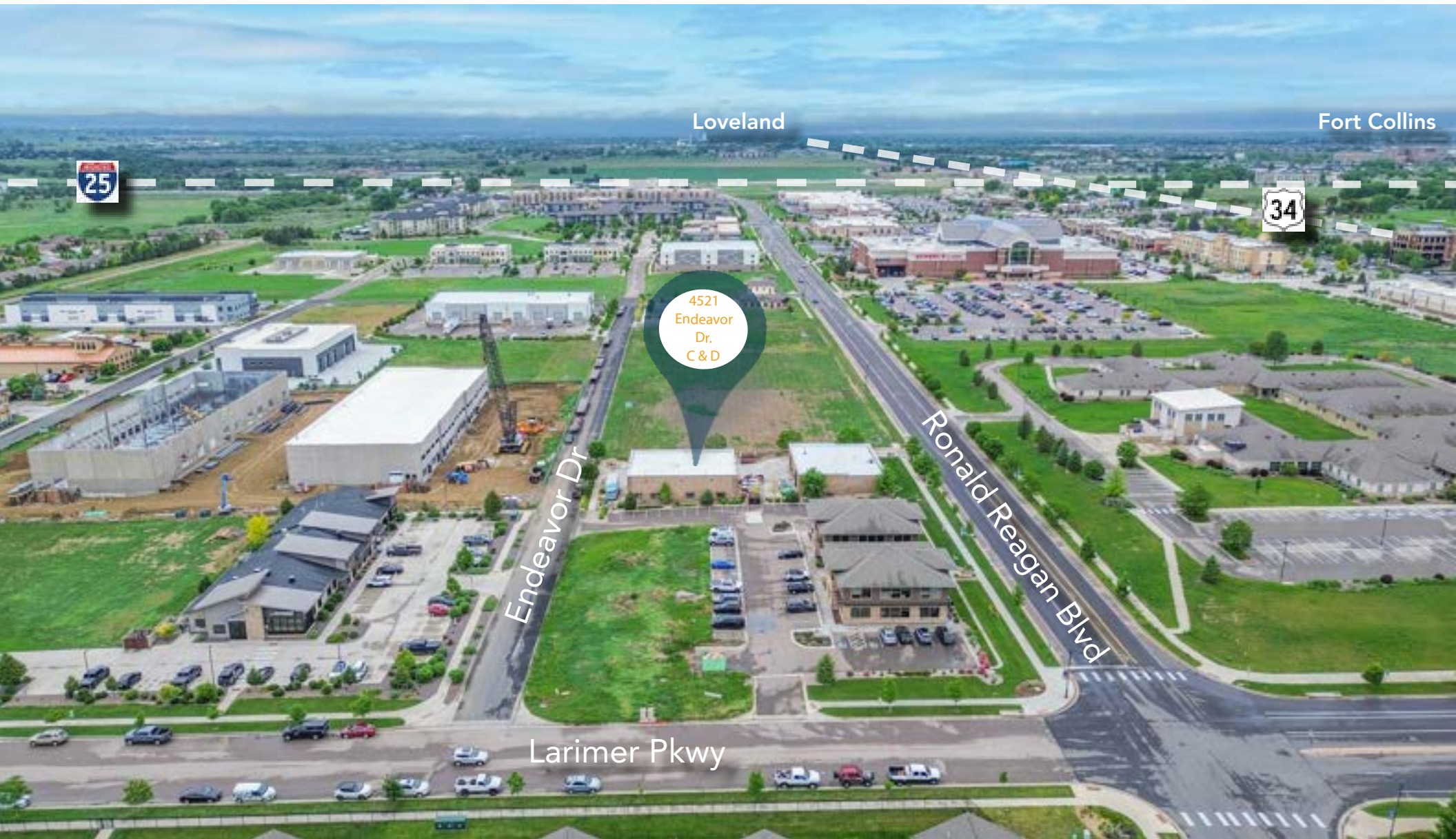
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The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.

AREA MAP



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