



4700 MARKETPLACE DR
JOHNSTOWN, CO 80534

OFFERING MEMORANDUM
Available for Sale & Lease



KEY INVESTMENT HIGHLIGHTS



78,624 SF Industrial / Warehouse / Storage for Sale
22,347 SF – 46,929 SF Available for Lease



Sale Price: \$7,650,000



Surrounded by Amenities: Scheels, Buc-ee's, UCHealth,
hotels, dining, banking, fitness, gas stations & retail
outlets nearby.



Lease Rate: \$8.50/ SF NNN
NNN Rate: \$4.49/ SF 2025 estimate



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This offering memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Waypoint Real Estate, LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this investment offering has been obtained from sources believed to be reliable. However, all potential buyers are responsible to take appropriate measures to verify all of the information set forth herein.

Contact Waypoint Real Estate, LLC for any property showings or for more information.

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EXECUTIVE SUMMARY

THE OFFERING

Waypoint Real Estate is pleased to offer **4700 Marketplace Drive in Johnstown, Colorado**, a premier facility currently utilized for interior RV/boat storage. Situated on 6.21 acres, the building totals 78,624 SF, including 46,929 SF across two fully sprinkled warehouse bays with 40' x 16' overhead doors and clear height of 40', plus a main floor management office with on-site staff, as well as mezzanine-level office space. The property also features security cameras.

Around the perimeter of the building, 49 garages with exterior 12' x 14' overhead doors provide 31,696 SF of storage. These units have a 99% occupancy rate. Most units measure 675 SF, with a few at 607.5 SF and 750 SF. The units offer clear heights of 22'.

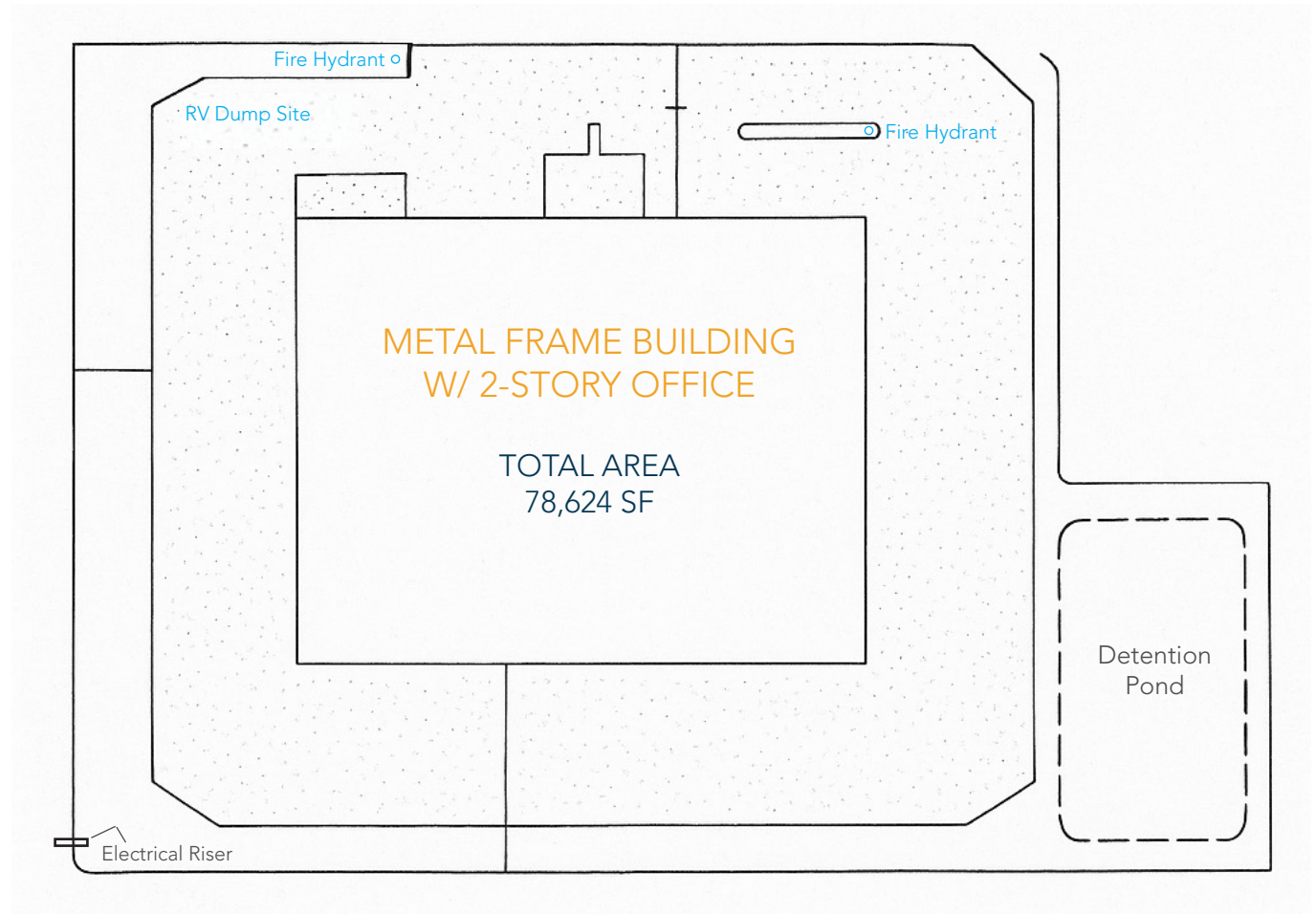
Zoned Light Industrial, the property accommodates a variety of industrial uses beyond storage. Its high-visibility, central location offers direct I-25 access and excellent connectivity to Loveland, Fort Collins, Windsor, and Greeley, positioning it as both a versatile operational facility and a strong long-term investment in the rapidly growing Northern Colorado corridor.

Price:	\$7,650,000
Price/SF:	\$97.30
Lease Rate:	\$8.50 / SF NNN
Space Available:	22,347–46,929 SF Available for Lease
Address:	4700 Marketplace Dr, Johnstown, Colorado 80534
Parcel:	8535210002 - Larimer County
Parking Spaces:	Shared Parking
Zoning:	Light Industrial
Site Size:	6.21 Acres
Building Square Footage:	78,624 SF
Year Built:	2004

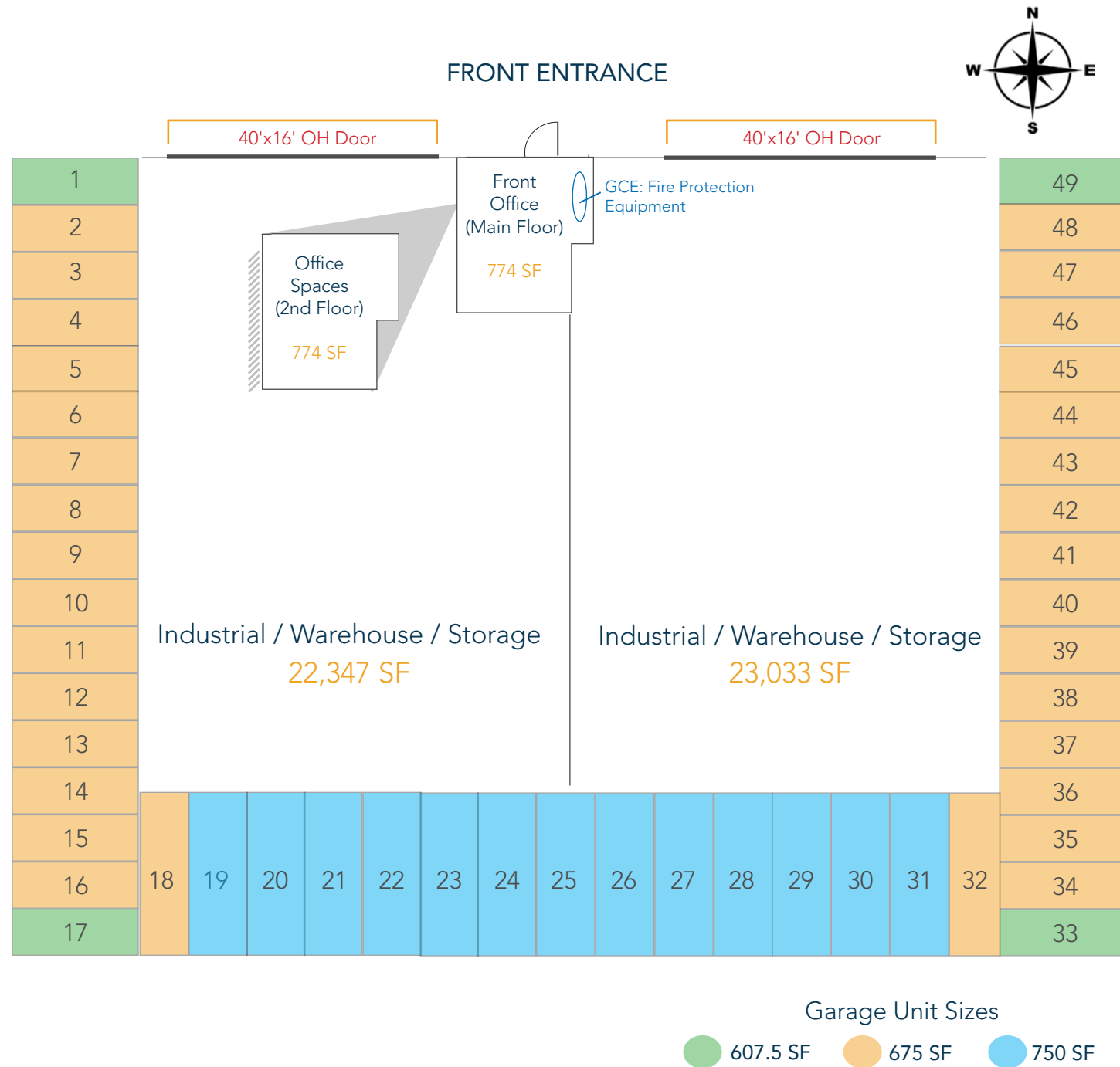
SITE PLAN



MARKETPLACE DRIVE



FLOORPLAN WITH PERIMETER GARAGES



PROPERTY INFORMATION

Utilities

Utility	Provider	Meter
Electric	Poudre Valley REA	Three - 200 amps each
Internet	Rise Broadband	—
Water	Town of Johnstown	Single

Systems

Fully Sprinkled	Warehouse & Garages (Dry System)
Security System	Interior & Exterior
Electric	3-phase / 600 amps

Construction

Structure	Metal Frame
Roof	Insulated Metal Roof
Concrete Slab Thickness	4" rebar reinforced
Warehouse Clear Height	40'

Structural Storage Racking (included)

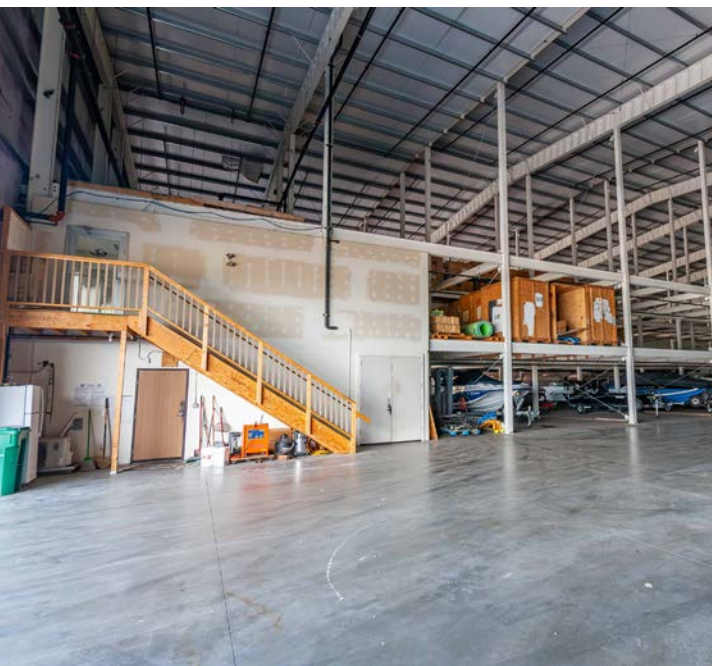
Column Spacing	20'
Bay Width	60' column to column

Perimeter Storage Garages

Width & Length	(32) 15'x45' (13) 15'x50' (4) 13.5' x 45'
Clear Height	22'



PROPERTY PHOTOS



2025 FINANCIALS

	Year 1 - Current	\$/SF	Year 1 - Proforma	\$/SF
Rental Income				
Exterior Storage	\$225,252.00	\$2.86 ⁽³⁾	\$225,252.00	\$2.86 ⁽³⁾
Interior Storage ⁽¹⁾	\$170,432.52	\$3.63 ⁽³⁾	\$398,896.50	\$8.50
Expense Reimbursement	—	—	\$210,711.21	\$4.49
Gross Potential Income	\$395,684.52		\$834,859.71	
Less: Vacancy (5% of exterior)	—		(\$11,262.60)	
Effective Gross Rent	\$395,684.52		\$823,597.11	
Less: Operating Expenses				
Property Taxes ⁽²⁾	(\$214,349.47)	(\$2.73)	(\$215,443.15)	(\$2.74)
Insurance	(\$78,642.00)	(\$1.00)	(\$78,642.00)	(\$1.00)
CAM	(\$58,968.00)	(\$0.75)	(\$58,968.00)	(\$0.75)
Total Operating Expenses	(\$351,959.47)	(\$4.48)	(\$353,053.15)	(\$4.49)
Net Operating Income	\$43,725.05		\$470,543.96	

⁽¹⁾ Interior space is currently being used as RV and boat storage.

⁽²⁾ Property taxes are paid monthly and are currently under protest.

⁽³⁾ Gross. No current expense reimbursement.

AREA MAP



AREA OVERVIEW

LOVELAND

FORT COLLINS

WINDSOR

GREELEY



LAZYDAYS RV

4700
Marketplace
Dr

CANDLELIGHT

Marketplace Dr





CONTACTS



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Please contact brokers for property, financials and sales price details.

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