

405 Mountain View Rd.

Unit B Johnstown, CO 80534

Versatile industrial space with yard in a high-growth corridor — 1/4 acre of outdoor storage, drive-in loading, and direct I-25 access.

SPACE AVAILABLE

10,500 SF

LEASE RATE

\$12.00/SF NNN

NNN RATE

\$5.97/SF

2026 estimate

SALE PRICE

\$2,500,000

\$238.00/SF

PROPERTY OVERVIEW

405 Mountain View Rd., Unit B
Johnstown, CO 80534



PROPERTY HIGHLIGHTS

- 1/4 acre outdoor storage yard
- (2) 14' x 14' overhead doors with direct loading access
- Fully sprinklered and insulated with (4) radiant heaters
- Prime I-25 access across from Buc-ee's and Ledge Rock Retail Center
- Within 25 minutes of Fort Collins, Longmont, Greeley, and Loveland

LANDLORD TO INSTALL

Restrooms and concrete flooring

SPACE AVAILABLE

10,500 SF · Industrial / warehouse / flex

TERMS

Lease \$12.00/SF NNN · NNN \$5.97/SF
(2026 estimate)

Sale \$2,500,000 (\$238.00/SF)

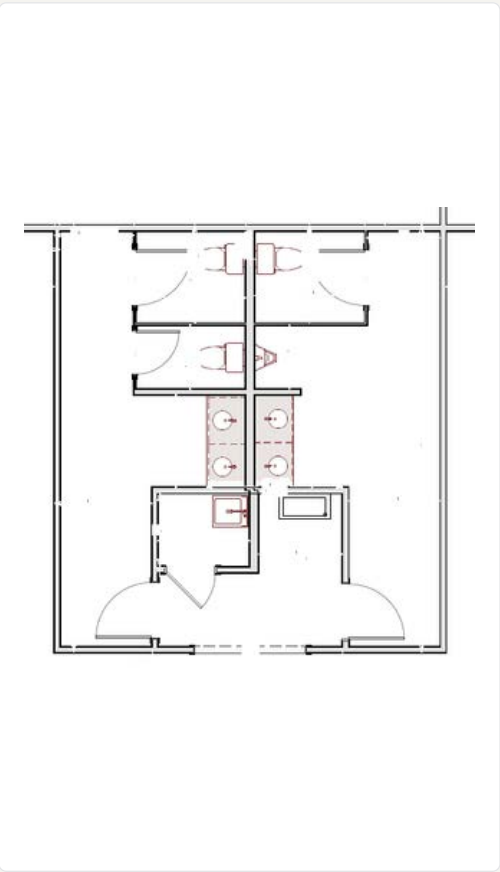
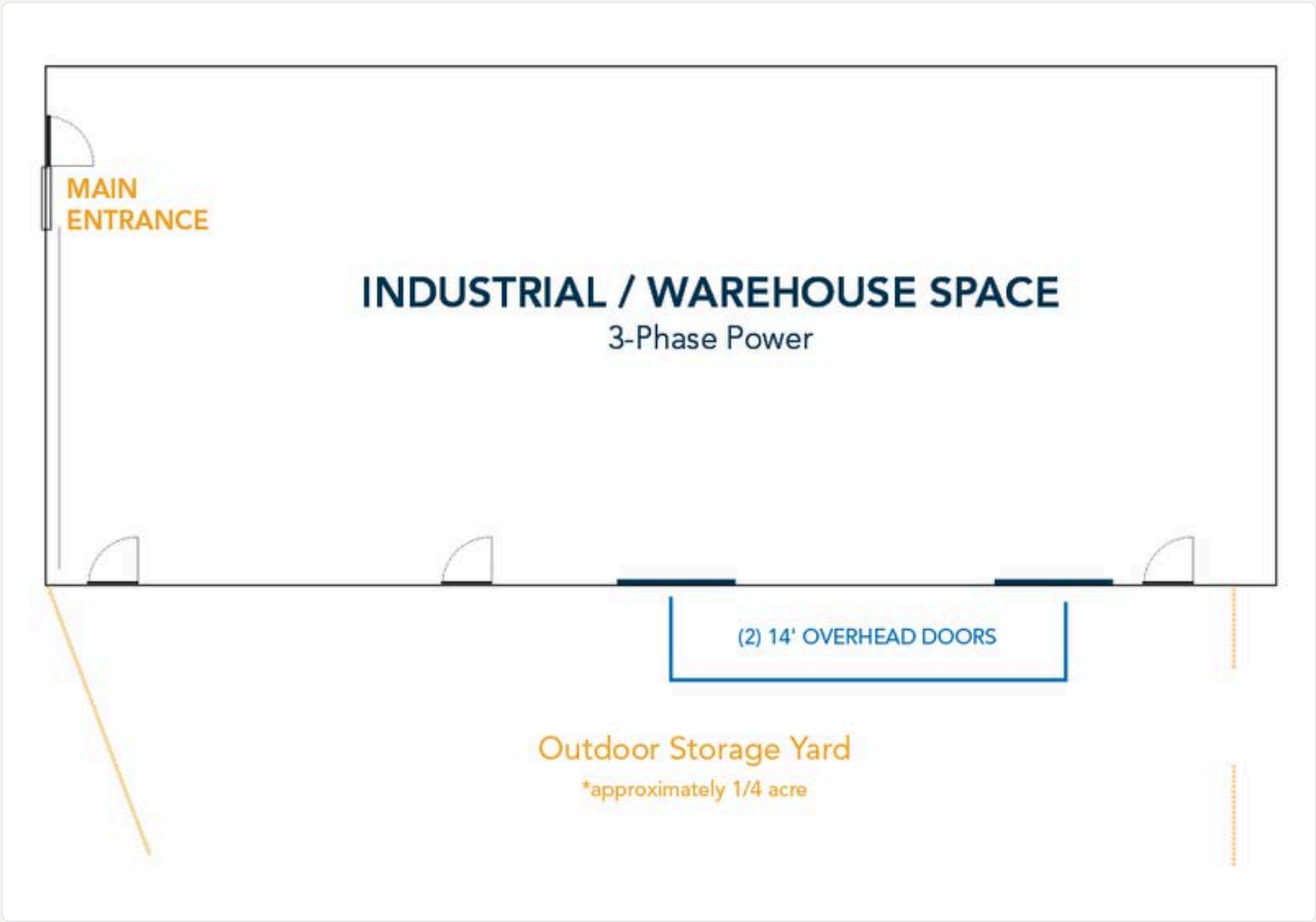


FLOOR PLAN

405 Mountain View Rd., Unit B
Johnstown, CO 80534

TOTAL SPACE 10,500 SF

RESTROOMS — LANDLORD TO
INSTALL



CLEAR HEIGHT

22' at high point

LOADING

(2) 14' x 14' overhead doors

POWER

3-phase

YARD

Approximately 1/4 acre outdoor storage

405 Mountain View Rd., Unit B

— JOHNSTOWN, COLORADO —

Nick Norton, CCIM

970.213.3116

nnorton@waypointRE.com

Jake Arnold

970.294.5331

jarnold@waypointRE.com

125 S Howes Street, Suite 500, Fort Collins, CO 80521 · 970.632.5050



waypointRE.com

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.