

2534 Business Park

2,383 SF Office/Warehouse

4523 Endeavor Dr. | Unit B
Johnstown, CO 80534
[www.cbre.com/Endeavor Dr.](http://www.cbre.com/Endeavor_Dr)



Property Overview

This 2,383 SF clean office/warehouse space is an exceptional commercial asset within the fast-growing 2534 Master-Planned Business Park.

Located at the major crossroads of Interstate 25 and US Highway 34 in Johnstown, this 600-acre mixed-use district acts as the high-visibility commercial heart of Northern Colorado. Positioned right next to regional traffic anchors like Scheels and vibrant local hubs like Johnstown Plaza, this highly functional flex space offers a seamless balance for light industrial, logistics, corporate office, or contractor operations.

AVAILABLE SF - 2,383

- + SALE PRICE
\$550,000 (230.80/SF)
- + LEASE RATE
\$16.00/SF + NNN
- + ESTIMATED TRIPLE NET EXPENSE
\$10.38/SF
- + MONTHLY LEASE RATE
\$5238.63



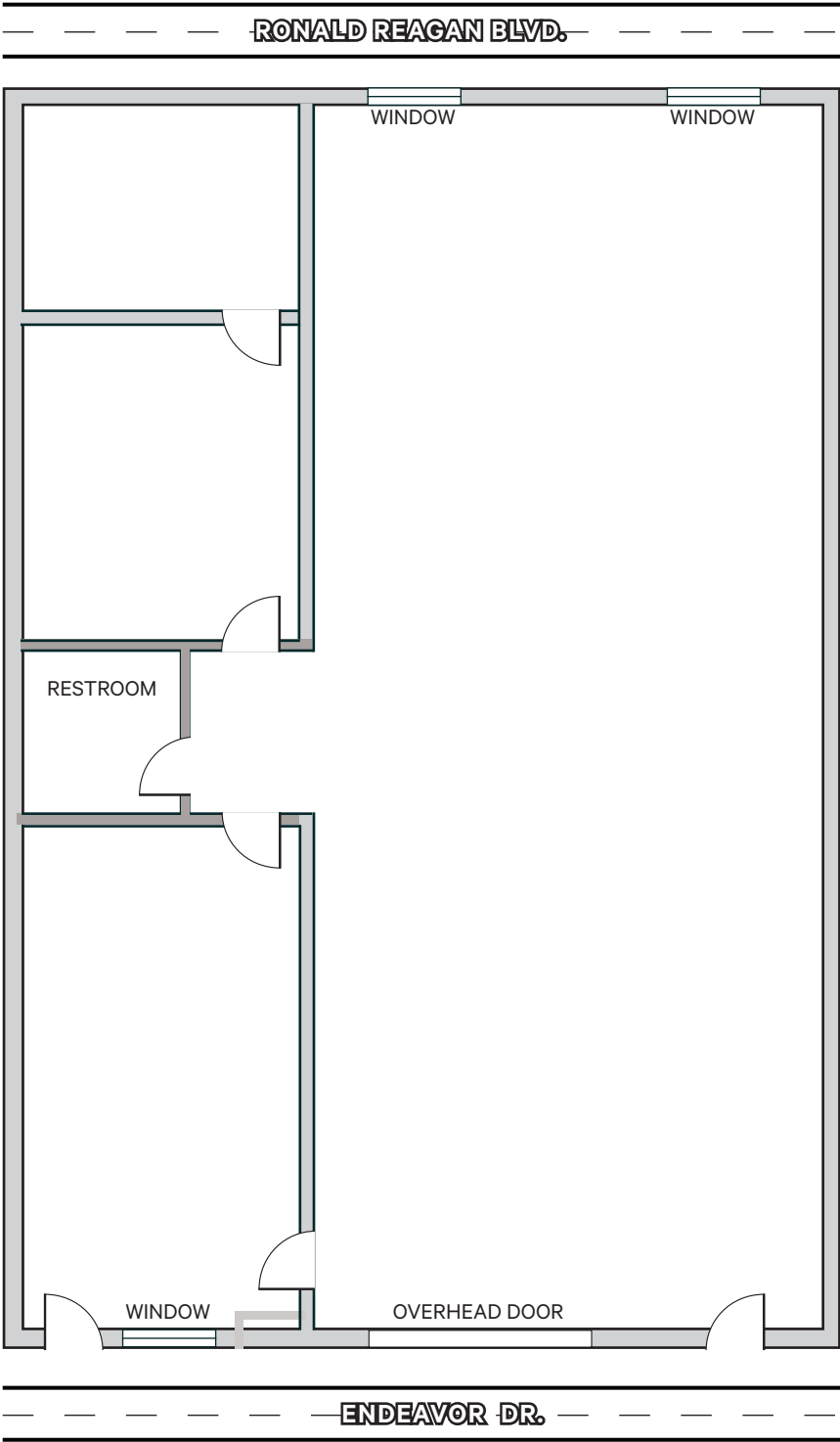
Possible Use: Warehouse ♦ Light Manufacturing ♦ Distribution ♦ Service/Contractor



MOVE IN READY OFFICE WAREHOUSE			
Available SF	2,383	Power	3-Phase 225A, 240/120V
Clear Height	Approximately 15'	Zoning	PUD-MU (Mixed Use), Town of Johnstown
Loading	One (1) Grade-level overhead door 12' W x 14' H	Parking	Shared

Full HVAC added throughout the warehouse
Recently remodeled office, break room, and restroom

Floor Plan



DRIVE TIMES FROM LOCATION

Loveland	14 minutes	6.1 miles
Fort Collins	24 minutes	18.1 miles
DIA	47 minutes	50.4 miles



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For Sale/Lease



2534 Business Park

FOR MORE INFORMATION, PLEASE CONTACT:

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