

# FOR LEASE

4,962 SF OFFICE AND WAREHOUSE SPACE



27292 Co Rd 13, Johnstown, CO 80534

## Property Highlights

- » Professionally configured private office suite, ideal for administrative or client-facing use
- » Versatile warehouse space with drive-in loading, supporting efficient operations and logistics
- » 6 dedicated on-site parking spaces for employees and guests
- » 15 ft clear warehouse height, accommodating a range of storage, distribution, or light industrial needs

## Property Details

<b>Available</b>	August 15, 2026
<b>Office Size</b>	2,562 SF
<b>Warehouse Size</b>	2,400 SF
<b>Lot Size</b>	7.911 Acres
<b>Office Year Built</b>	1966
<b>Warehouse Year Built</b>	2016

**Lease Rate: \$15.00/SF**

For more information:

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303-669-0074  
jeff@malmancr.com



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## Location & Area Amenities

- » Premier access to Interstate 25, providing seamless regional connectivity
- » Surrounded by new and planned commercial and residential developments, driving continued area growth and demand



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