

FOR LEASE



INDUSTRIAL
21,831 – 79,398 SF

4700 MARKETPLACE DR
JOHNSTOWN, CO 80534

Chip McReynolds
303-491-1111
chip@kcommercial.com

*Novel*Commercial
Ilya Klein
ilya@novelcommercial.com

LEASE SUMMARY

STARTING RENT	\$8.50/SF NNN
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LEASABLE UNITS	21,831 - 79,398 SF (Storage Units 608 SF to 750 SF Can Be Included if Desired)
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POSSIBLE USES	Warehouse Distribution Storage
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COLUMN SPACING	20' x 60'
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POWER	600 Amps 120/240 V, 3-phase
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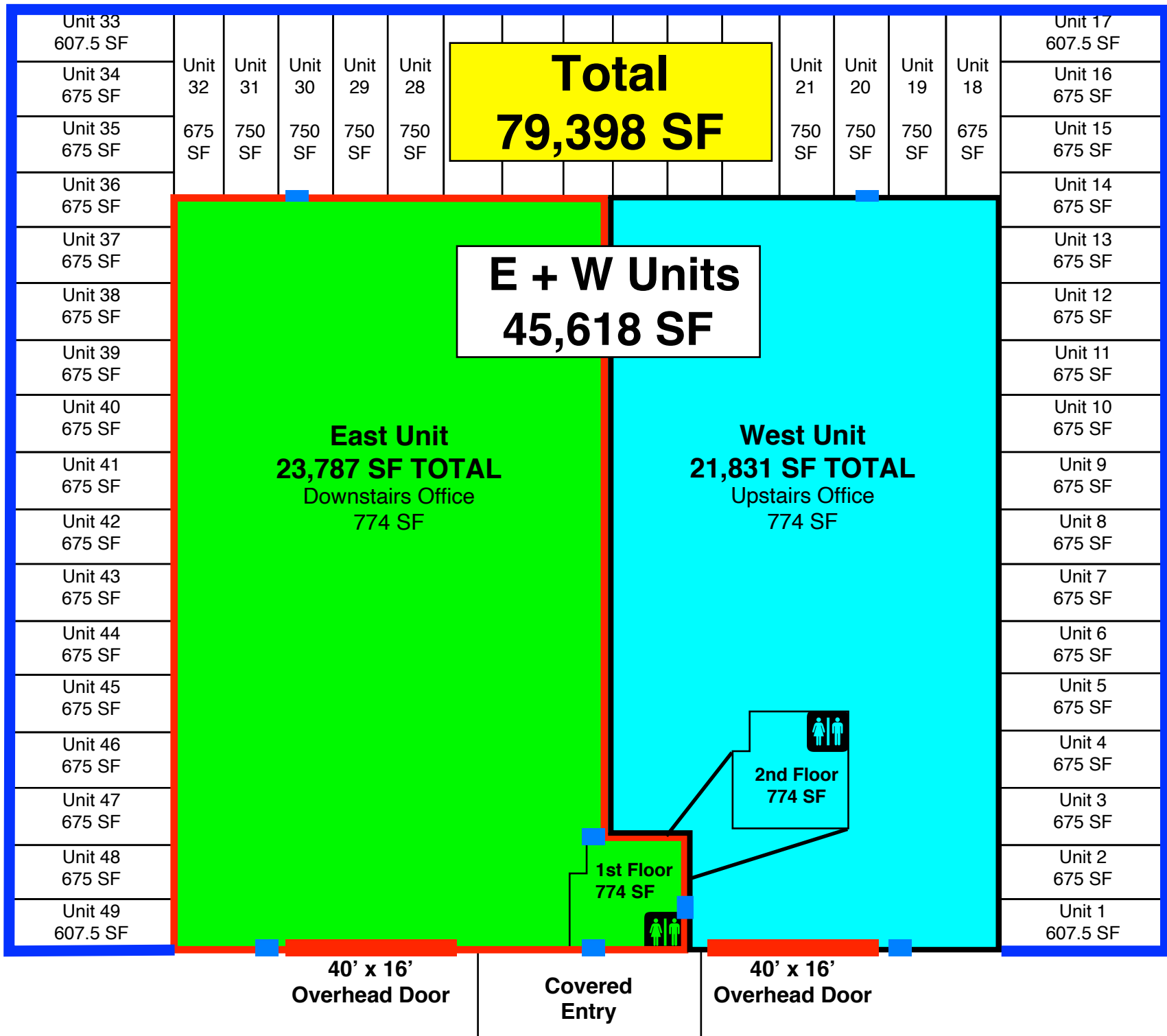
CLEAR HEIGHT	22' - 40'
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LOADING	2 Large Drive-In Doors
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FIRE SPRINKLERED	Yes
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ZONING	Light Industrial
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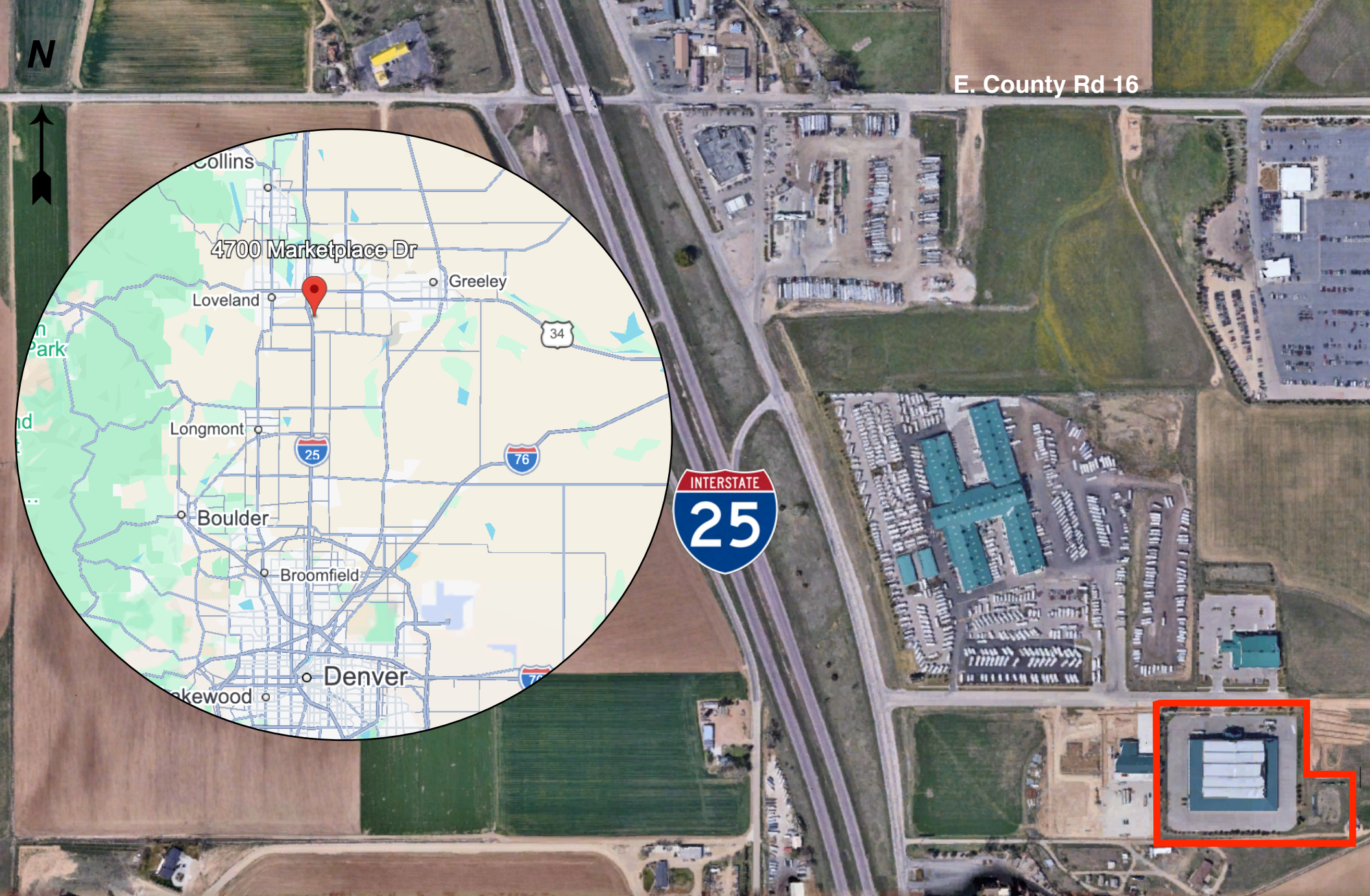


LEASE OVERVIEW

- ✓ Easy Access to I-25
- ✓ 1,548 SF Office (774 SF Upstairs and Downstairs)
- ✓ HVAC in Office Area
- ✓ 608 - 750 SF Individual Storage Units
- ✓ Fully Fire Sprinklered
- ✓ Yard Available
- ✓ Two 40' x 16' Drive-In Doors
- ✓ Built 2004

IMPORTANT: The information contained herein (on this page and included pages) has been obtained through sources deemed reliable but cannot be guaranteed or relied upon as to its accuracy. Any information should be verified through independent sources by interested parties. All measurements and calculations are approximate. The property may no longer be available for sale or lease, may be withdrawn, its offering price changed, or sold or leased to another party at anytime and without notice. NOTE: Ilya Klein, who is Broker of Novel Commercial, is also president of the company who is the seller or lessor. Please do not provide any information deemed private or confidential.

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