

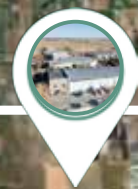
**Price Significantly
Reduced From
\$5,550,000 to
\$4,995,000**

**OWNER USER
INDUSTRIAL
PROPERTY
FOR SALE**

265 BASHER DRIVE
JOHNSTOWN, CO



SCHEELS



29 minutes from Fort Collins
31 minutes to E-470 Loop





PROPERTY SUMMARY

This property offers the opportunity for an owner-user to occupy 23,831 SF of office/warehouse on +/-1.74ac in Colorado's fastest growing county. The property was most recently utilized as a service bay, but this building can accommodate a variety of industrial uses. Built in 2002 and centrally located along Colorado's Interstate 25 corridor, the property provides highly desirable access to the diversified and growing economy of both Denver and Northern Colorado.

- Fully improved yard that is fenced (8 feet tall) and lit
- Less than one minute to I-25
- Equidistant to Fort Collins and the Denver Metro Area
- Located at the epicenter of multiple new housing developments
- Two-story office with full kitchen and bath
- Good turn around radius for trucks
- Five-ton crane and sand/oil separator



PROPERTY DETAILS

Address	265 Basher Dr, Johnstown, CO
Property Type	Industrial Warehouse
Purchase Price	\$5,500,000 \$4,995,000
Rentable Square Ft	23,831 Sq. Ft.
Lot Size	1.74 AC +- (75,970 SF)
Secured Yard	8' Fenced, Gated, Improved, and Lit
Year Built	2002
Drive-In Doors	5 total (14'w x 14'h)
Dock-High Doors	2 total (8'w x 10'h)
Clear Height	22'
Power	3p, 480v, 400a (TBV)
Office Mix	15%
Zoning	I-1 (Outdoor Storage Permitted)







MARSHAL RIGGS

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