



FOR LEASE

LEASE RATE: \$17.00/SF NNN | NNN: \$6.00/SF (EST.)



NEW CONSTRUCTION

4530 & 4540 VENTURE DRIVE

NEW CONSTRUCTION INDUSTRIAL/FLEX/WAREHOUSE SPACES FOR LEASE

JOHNSTOWN, COLORADO 80534





LEASE RATE: \$17.00/SF NNN | NNN: \$6.00/SF (ESTIMATED)

Two new construction industrial/flex units for lease, located at the interchange of I-25 and Highway 34 in Johnstown. The available spaces include warehouse space with 12' x 14' grade-level overhead doors. 1,000 SF of mezzanine area can be added to each of the units for additional storage or finished office area. Office, light industrial, assembly, wholesale supply, contractor services, R&D or warehouse distribution uses allowed.



2 UNITS AVAILABLE

3,000 SF EACH
1,000 SF MEZZANINE OPTIONAL



200 AMPS



12'X14' OHD'S



SHARED PARKING



18' CLEAR HEIGHT



IMMEDIATE ACCESS TO
I25 VIA HIGHWAY 34



ONE OF THE
FASTEST
AREAS IN THE U.S.
GROWING
 NORTHERN COLORADO

With key industry clusters related to BioScience, Energy, Food & Agriculture, IT and Advanced Manufacturing, northern Colorado continues to grow its highly educated work force and related business opportunities at an impressive pace.



NORTHERN COLORADO

DISTRIBUTION HUB



Close proximity to an abundance of retailers, restaurants, employers, health care providers & other services



With immediate access to major highways I-25 & Hwy 34, 2534 Industrial is perfectly positioned between I-70 & I-80



2534 reaches approximately 89,489 more people than I-25 & Mulberry and approximately 153,866 more people than Highway 257 and Eastman Park Drive in Windsor

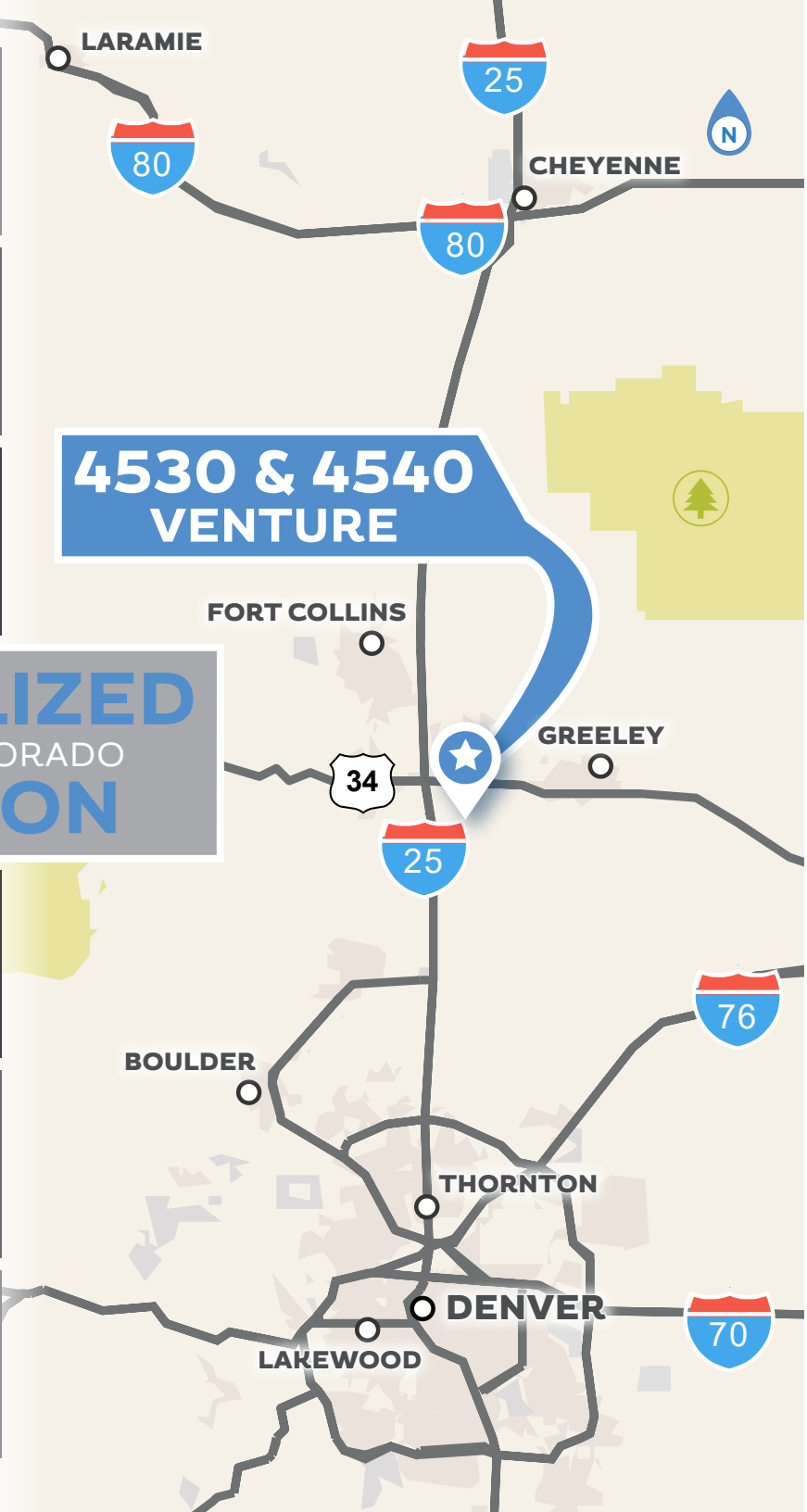
HIGHLIGHTS

- 7 MINUTES TO GREELEY
- 14 MINUTES TO FORT COLLINS
- 27 MINUTES TO LONGMONT

CENTRALIZED
 NORTHERN COLORADO
LOCATION

REGIONAL

- 45 MINUTES TO BOULDER
- 48 MINUTES TO CHEYENNE
- 49 MINUTES TO DENVER/DIA/DOWNTOWN



FOR LEASE

SURROUNDING DEMOGRAPHIC ANALYSIS

	2534	I-25/ Mulberry	Hwy 257/ Eastman Park
Drive Times	20 mins.	20 mins.	20 mins.
	3 Mile	5 Mile	10 Mile
Population 2022	11,099	45,485	244,536
Annual Growth ('22-'27)	3.0%	3.0%	2.7%
Avg. HH Income	\$129,221	\$118,077	\$110,781

Source: CoStar, 2022

TO DENVER



84,000 VPD

**4530 & 4540
VENTURE**



RONALD REAGAN BLVD

TO LOVELAND



54,000 VPD

High Country
BEVERAGE
A Heileman Company



SCHEELS



BOYD LAKE

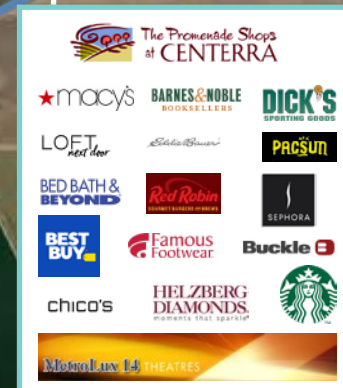


TO FORT COLLINS

NORTHERN COLORADO
REHABILITATION HOSPITAL

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TO GREELEY



FOR MORE INFORMATION,
PLEASE CONTACT

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