5002 MARKETPLACE DRIVE, UNIT 102
JOHNSTOWN, COLORADO 80534

NEW INDUSTRIAL SPACE WITH YARD AVAILABLE
SUBLEASE RATE: $15.00/SF NNN | NNN: $4.50/SF

20,875 SF FOR SUBLEASE
0.25-ACRE YARD

CUSHMAN & WAKEFIELD | U realty
putting u first.

PROPERTY FEATURES

This new industrial building at the intersection of I-25 Frontage Road and Marketplace Drive provides excellent highway access and frontage. Unit 102 is available for sublease and features 20,875 square feet of warehouse with a 0.25-acre outdoor storage yard. Please contact the listing broker for more information.

SUBLEASE RATE: $15.00/SF NNN | NNN: $4.50/SF

20,875 SF	**42,125 SF**	**0.25 Acre**
AVAILABLE SIZE	TOTAL BUILDING SIZE	AVAILABLE YARD SIZE
(2) 14' x 14' OHD	**500 Amps**	**18' - 21'**
LOADING	POWER	CLEAR HEIGHT
I-Industrial	**I-25**	
ZONING	FRONTAGE	

5002 Marketplace Drive | Johnstown, Colorado 80534

PROPERTY
SITE PLAN

UNIT 102 FLOOR PLAN
20,875 SF AVAILABLE
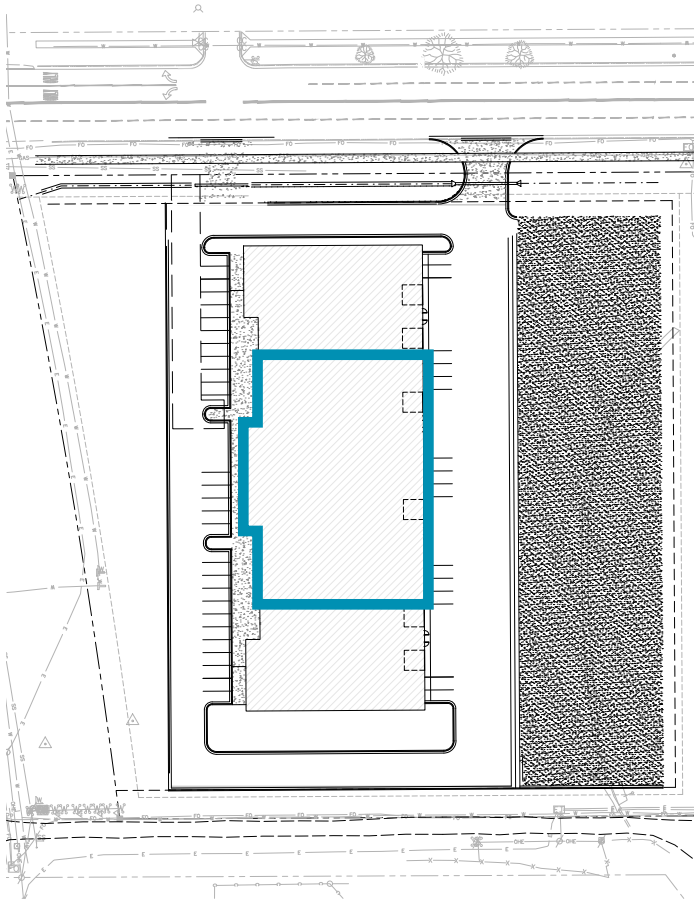
SE FRONTAGE ROAD

MARKETPLACE ROAD

LEASED

AVAILABLE

LEASED

.25 ACRE YARD

INTERSTATE 25

VIEW FULL SITE PLAN

5002 Marketplace Drive | Johnstown, Colorado 80534

TO CHEYENNE

FORT COLLINS

WINDSOR

392

LOVELAND

34

GREELEY

SUBJECT PROPERTY

BERTHOUD

GREELEY

85

287

66

LONGMONT

287

52
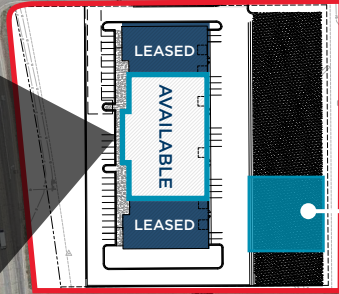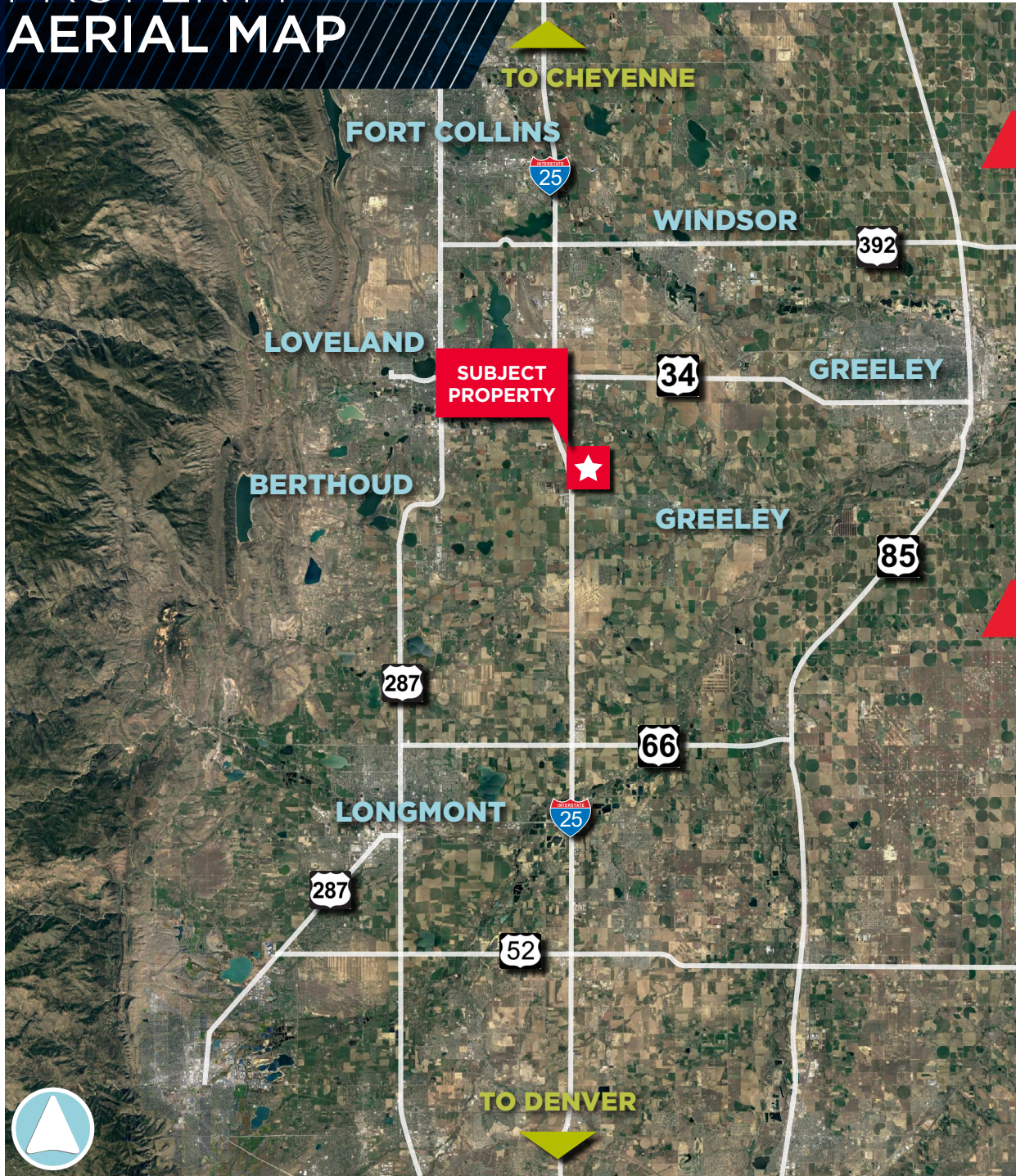
TO DENVER

DRIVE TIMES

	MILES	DRIVE TIME
I-25 Access	2	3 minutes
Loveland	9	15 minutes
Greeley	19	28 minutes
Fort Collins	20	29 minutes
Denver	44	45 minutes
DIA	50	45 minutes

DEMOGRAPHICS

	5 MILES	10 MILES
2023 Population	36,254	185,632
2028 Population Projected	39,211	195,534
Annual Growth 2023-2028	1.6%	1.1%
Avg. Household Income	$115,676	$108,658
Daytime Employment	16,789	64,937
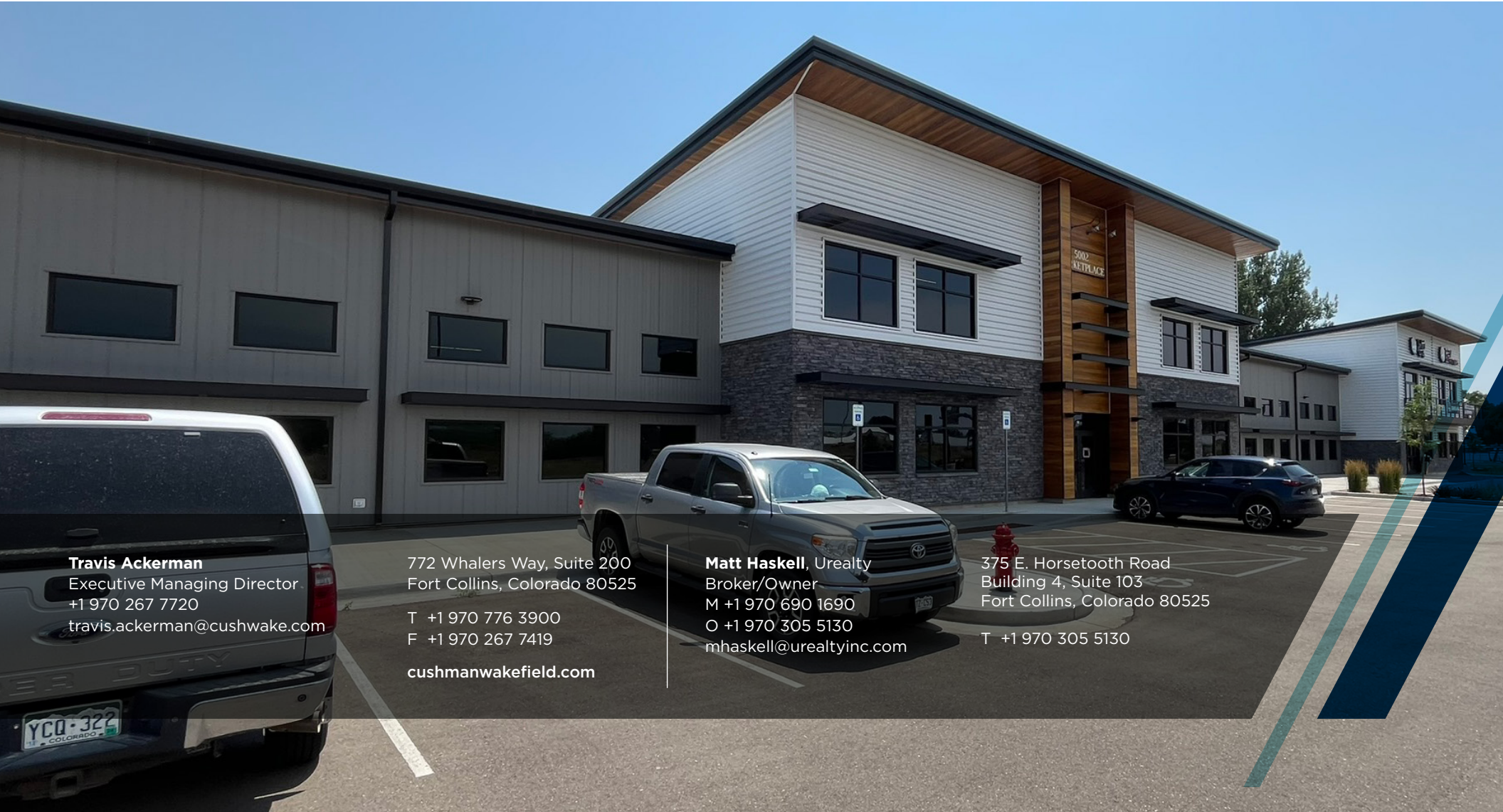
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