



PODS
Moving & Storage

SUITE 100



**27,203 SF WAREHOUSE/INDUSTRIAL
SPACE FOR SUBLEASE**

TRADE @ 2534

4151 RONALD REAGAN BLVD,
JOHNSTOWN, CO 80534

FOR MORE INFORMATION, CONTACT:

ANNE SPRY
+1 970 690 0167
anne.spry@cushwake.com

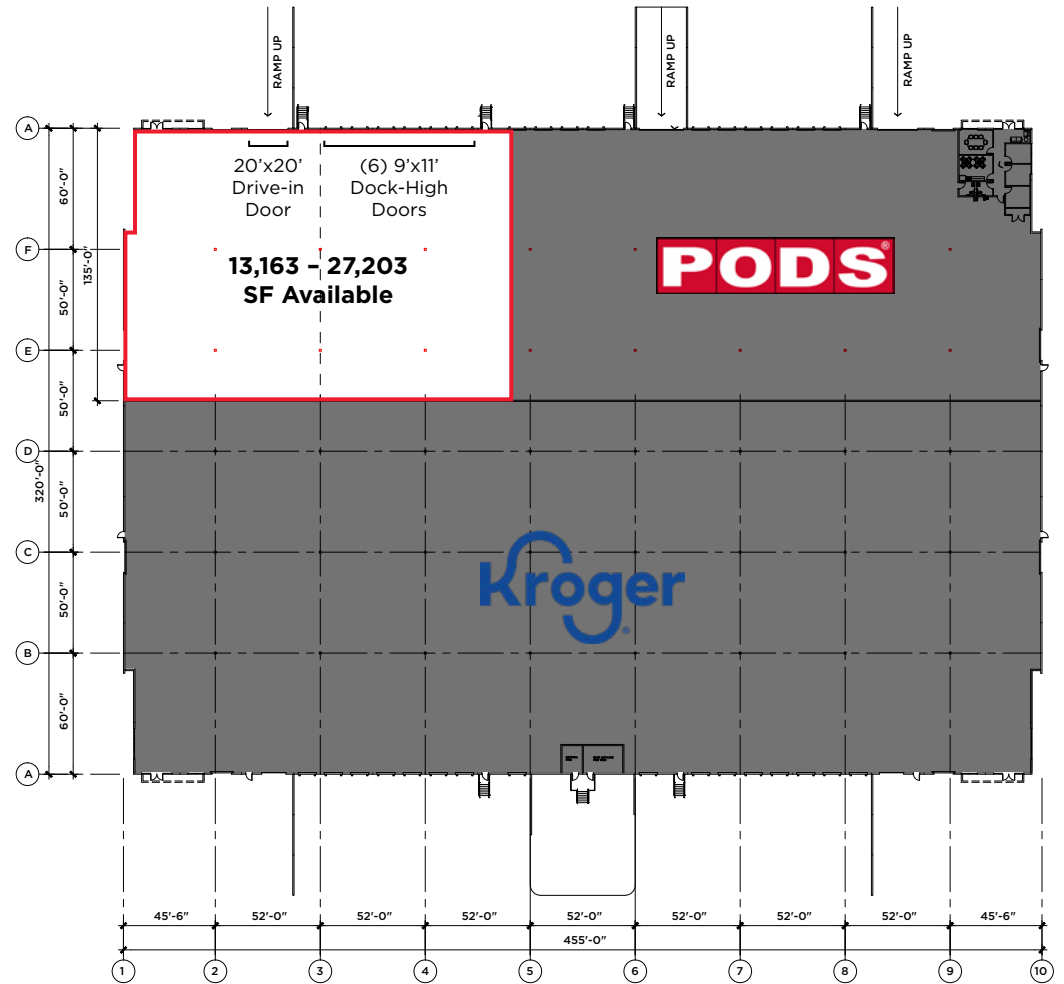
TRAVIS ACKERMAN
+1 970 267 7720
travis.ackerman@cushwake.com

ALEX BEACHAM
+1 813 241 3833
alex.beacham@cushwake.com



LEASING OPPORTUNITY & FLOOR PLAN

Building Size:	145,008 SF
Available Size:	13,163 - 27,203 SF
Lease Rate:	\$9.00/SF NNN
NNN:	\$4.89/SF
TI:	Negotiable
Clear Height:	28'
Column Spacing:	52'
Loading:	(1) 20'x20' Drive-in door (6) 9'x11' Dock-high doors
Power:	2,000a/277-480v, 3-phase
Sprinkler:	ESFR
Parking:	162 Spaces
Construction:	Insulated tilt-up concrete
Temperature Controlled:	Yes
Zoning:	PUD
Site Size:	7.31 Acres



LOCATION NORTHERN COLORADO

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

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.



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

PROVEN DISTRIBUTION HUB



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





HOBBY LOBBY

ULTA BEAUTY

SCHEELS

TRADE @ 2534
4151 RONALD REAGAN BLVD.



34

DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
2023 Population	14,371	47,572	256,571
Annual Growth ('23-'28)	2.2%	2.0%	1.4%
2023 Households (HH)	6,000	18,937	98,934
Average HH Income	\$141,166	\$130,954	\$117,403

Source: CoStar, 2024

TRAFFIC COUNTS

Eisenhower Blvd	51,392 VPD
I-25	72,601 VPD

Source: CDOT, 2023/2024

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+1 970 267 7720
travis.ackerman@cushwake.com

772 Whalers Way, Suite 200
Fort Collins, CO 80525
main +1 970 776 3900
cushmanwakefield.com

ALEX BEACHAM
+1 813 241 3833
alex.beacham@cushwake.com

One Tampa City Center, Suite 3300
Tampa, FL 33602
main +1 813 223 6300
cushmanwakefield.com

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