

NEW CONSTRUCTION



CLASS A INDUSTRIAL/FLEX BUILDING | 2534

Sale Price: \$5,600,000

Lease Rate: \$18.00/SF NNN | NNN (Estimated): \$7.50/SF

18,485 SF AVAILABLE FOR SALE OR LEASE

4615 VENTURE DRIVE | 2534

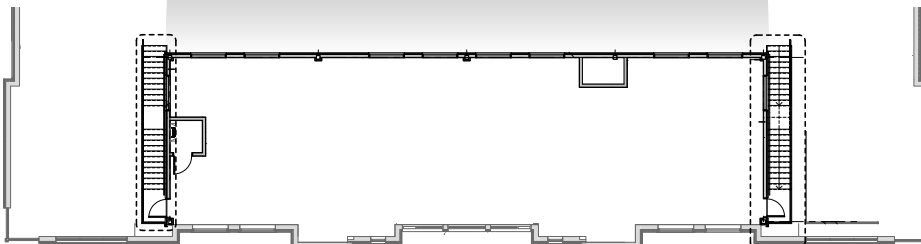
PROPERTY OVERVIEW

This Class A industrial/flex building is located in the 2534 Development, regionally located in Northern Colorado at the interchange of I-25 and Highway 34. The building features dramatic corner glass and entry features, daylight windows on all sides, along with modern stucco and metal panel construction. It has oversized drive-in doors in the rear for warehouse access, along with 2 full-glass drive-thru doors on the front allowing a user to pull straight through the building. The 28' ceiling height allows for mezzanine storage or office space to be constructed and finished to a user's specifications.

MAIN LEVEL



MEZZANINE STORAGE / EXPANSION SPACE



LOT SIZE:	±1.63 Acres
BUILDING DIMENSIONS:	100' x 150'
CEILING HEIGHT:	28'
DRIVE-IN DOORS:	5 Rear (14' x 16')
DRIVE-THRU DOORS:	2 Front (12' x 14')
PARKING:	32 Spaces (2.1 : 1,000 SF) (able to expand parking depending on loading needs)
PARKING/TRUCK COURT:	6" Concrete apron
DELIVERY CONDITION:	Turn-key with ±3,000 SF of nicely appointed office space completed



4615 VENTURE DRIVE | 2534



25
34

AMENITIES AND SERVICES



SCHEELS



THE GATEWAY
AT 2534



ETHAN ALLEN
CUSTOM COLOR CENTERS



Home State
BANK



7-ELEVEN

QDOBA
MEXICAN EATS

Tuesday Morning
First Quality. Legendary Savings.

Burlington
Coat Factory



CITY OF JOHNSTOWN SURROUNDING AMENITIES

25
34

is a 600-acre master-planned, mixed-use community at the intersection of Interstate 25 and US Highway 34 in Northern Colorado. The Project is positioned at the epicenter of the fastest growing area in Northern Colorado.. Together, 2534 and the Town of Johnstown have created the fastest development review process in the region by establishing the 2534 Design Guidelines (2/21/19) and an expedited administrative approval. In addition to the fast design review process, the Development Impact Fees (2/21/19) are among the lowest in the region. The location and streamlined development process make Johnstown the city of choice in Northern Colorado.

Source: 2534colorado.com



DEMOGRAPHIC HIGHLIGHTS

- As of 2021 Johnstown's population increased by 5.7% since 2016, growing by 892. Population is expected to increase by 12.4% between 2021 and 2026, adding 2,056.
- From 2016 to 2021, jobs increased by 13.0% in Johnstown, CO from 3,726 to 4,209. This change outpaced the national growth rate of 0.4% by 13.4%.

Source: EMSI, 2021

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