

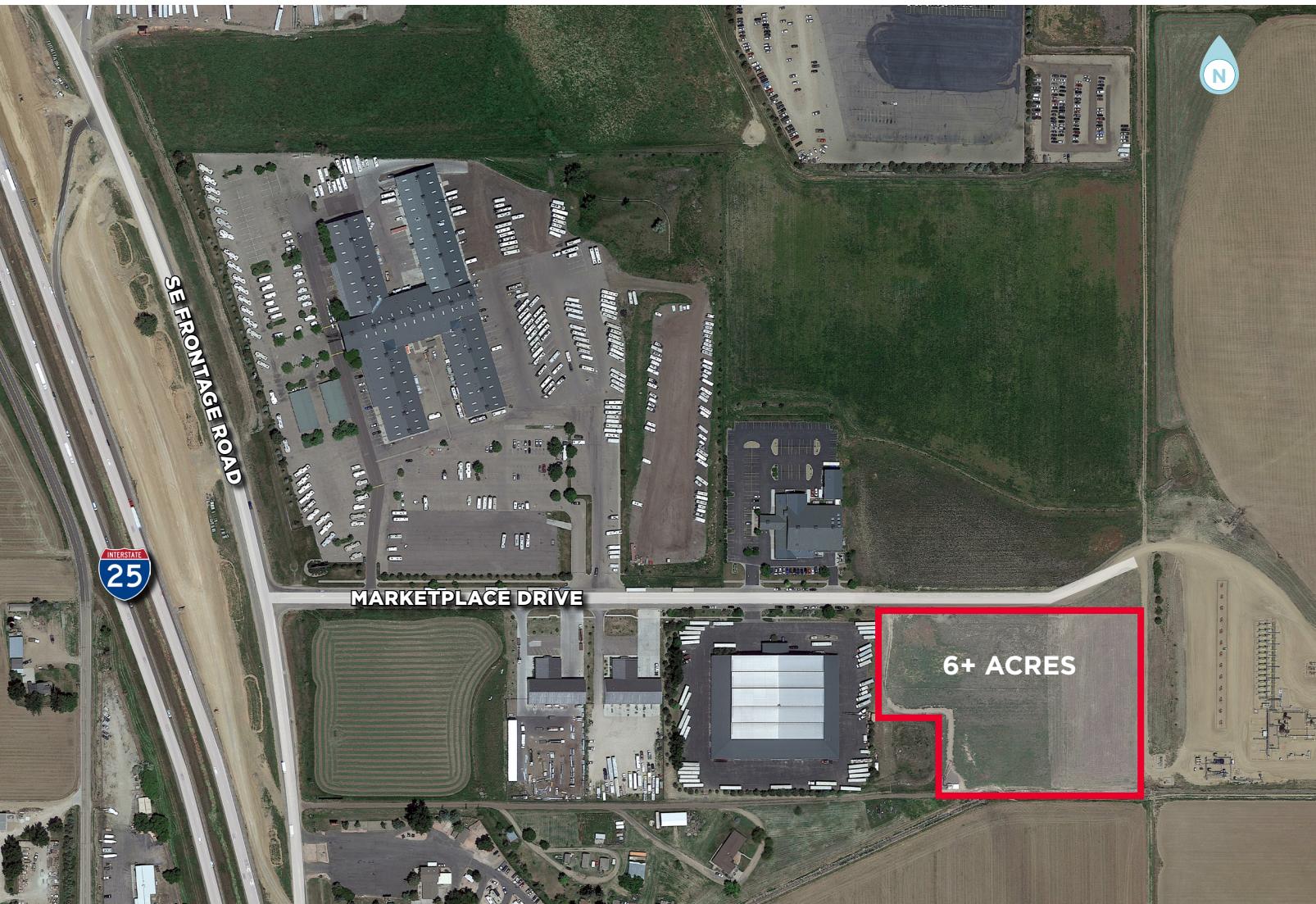
SALE | LEASE | BUILD-TO-SUIT

# TBD MARKETPLACE DRIVE

JOHNSTOWN, CO 80534

 CUSHMAN &  
WAKEFIELD

 **U**realty  
putting  first.



**6.26 ACRES AVAILABLE | SALE PRICE: \$6.75/SF**

**BUILD-TO-SUIT OR GROUND LEASE OPTIONS AVAILABLE  
BUILD-TO-SUIT OPTIONS: 15,000 - 50,000 SF**

**INDUSTRIAL LIGHT (I-1) ZONING; TOWN OF JOHNSTOWN**

Located off I-25, this 6-acre parcel provides a great opportunity to be in the middle of all the new growth coming to Johnstown. The property is zoned for light industrial use and would be a great site for commercial, employment and light industrial development. With new master planned communities both north and south of this site, the population and traffic counts along the I-25 corridor will increase significantly. Both build-to-suit and ground lease opportunities are available – please contact the listing brokers for more information.

SALE | LEASE | BUILD-TO-SUIT

# TBD MARKETPLACE DRIVE

JOHNSTOWN, CO 80534



## BUILD-TO-SUIT OPTIONS

### TWO BUILDING OPTION



### ONE BUILDING OPTION



## DEMOGRAPHICS

CoStar, 2023

	1 Mile	3 Mile	5 Mile
2022 Population (Pop.)	47	8,600	29,866
2027 Pop. Projection	53	10,164	34,872
2022 Households (HH)	18	3,014	11,474
Avg. HH Income	\$139,333	\$130,252	\$117,363

# TBD MARKETPLACE DRIVE

JOHNSTOWN, CO 80534



## JOHNSTOWN AT A GLANCE



**6,573**  
HOUSEHOLDS

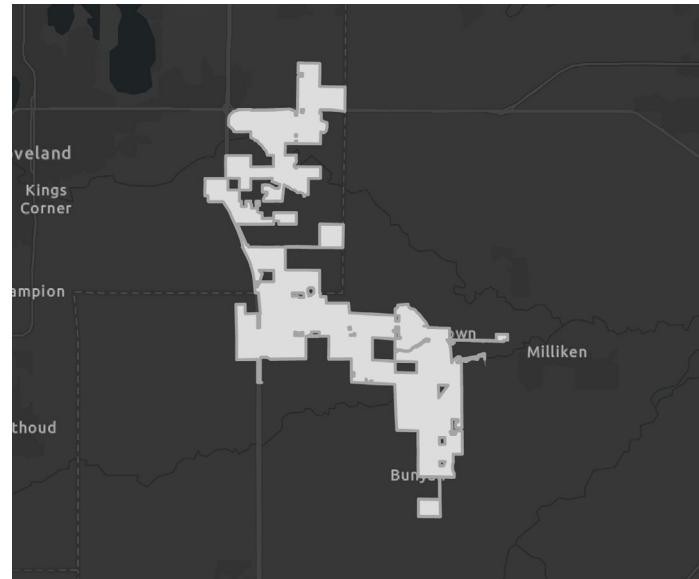
**18,221**  
POPULATION

**\$86,850**  
MEDIAN INCOME

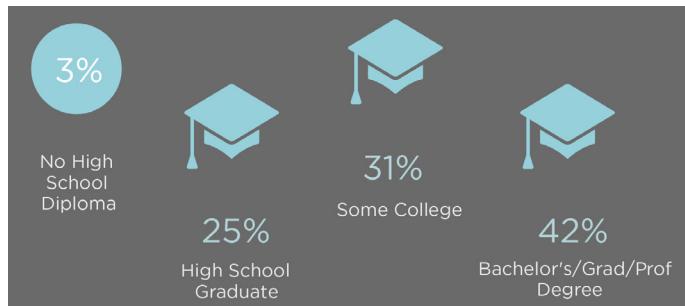
**37.7**  
MEDIAN AGE

Johnstown is strategically located just 40 minutes north of Denver and 20 minutes south of Fort Collins along I-25. Convenient to businesses and retail, Johnstown is in the heart of the Front Range community with easy access to highways and major arterials. Johnstown is also centrally located between the campuses of Colorado State University in Fort Collins, Northern Colorado in Greeley, and University of Colorado at Boulder. Johnstown is well positioned in the middle of it ALL.

With a variety of active development sites in progress, there really is something for everyone in the Colorado commercial, industrial and residential development industry. Surrounded by existing medical facilities, renowned higher education, and exciting new growth in all areas, the development of your asset would become an integral part of this booming community.



## EDUCATION

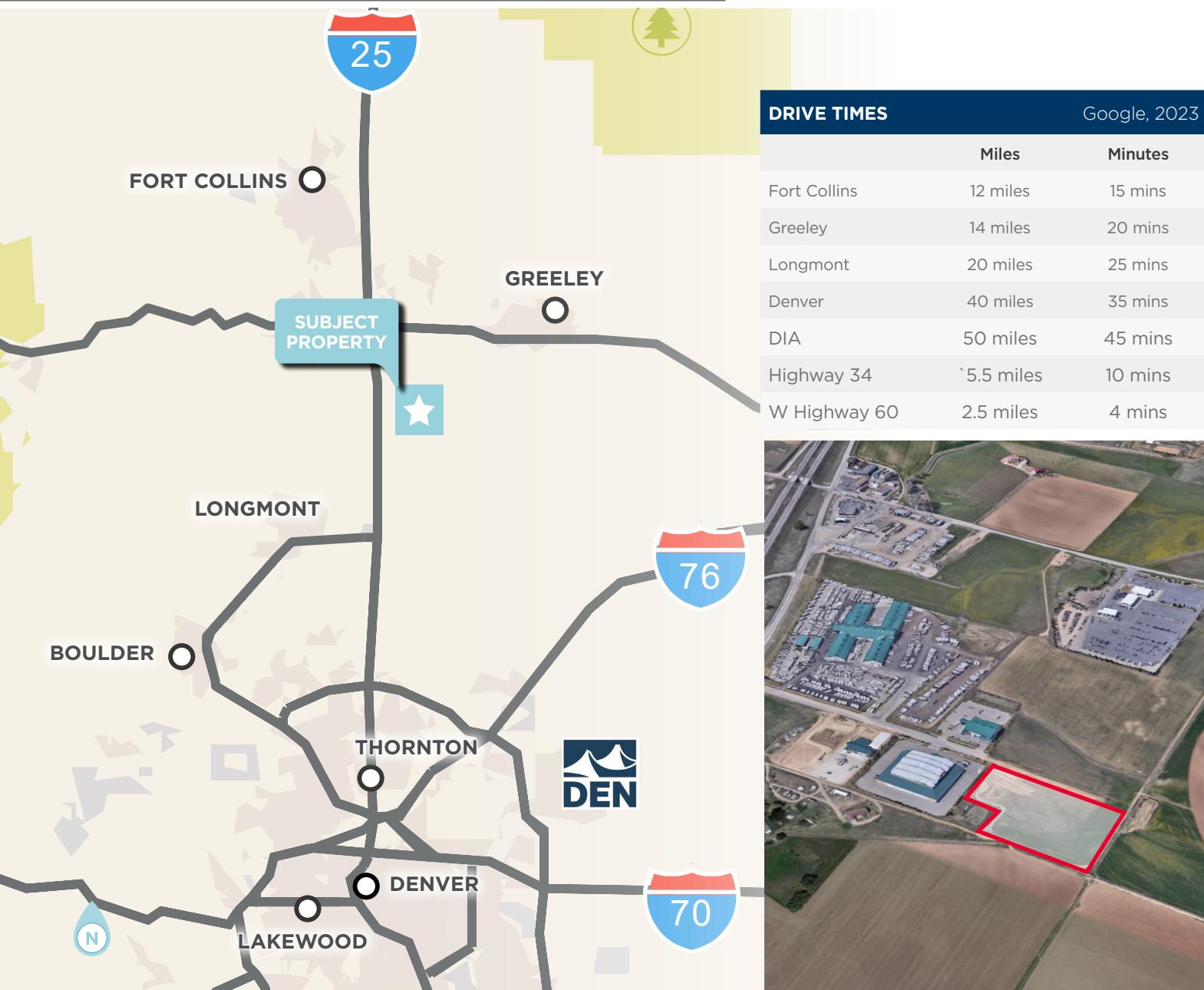


## EMPLOYMENT



# TBD MARKETPLACE DRIVE

JOHNSTOWN, CO 80534



## Contact

**TRAVIS ACKERMAN**  
Executive Managing Director  
+1 970 267 7720  
travis.ackerman@cushwake.com

772 Whalers Way, Suite 200  
Fort Collins, Colorado 80525  
T +1 970 776 3900  
F +1 970 267 7419  
[cushmanwakefield.com](http://cushmanwakefield.com)

**MATT HASKELL**  
Broker/Owner  
+1 970 690 1690  
mhaskell@urealtyinc.com

375 E. Horsetooth Road  
Building 4, Suite 103  
Fort Collins, Colorado 80525  
T +1 970 305 5130  
[urealtyinc.com](http://urealtyinc.com)

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.