

# ENCORE

NWC OF HWY 34 & COLORADO BLVD  
JOHNSTOWN, CO

Owned and Developed by:



UNITED PROPERTIES



Conceptual example of construction style

## NEW NORTHERN COLORADO CLASS A DEVELOPMENT

Professionally Marketed by:

**Mike Wafer, SIOR**  
303.260.4242  
mike.wafer@nrmk.com

**Michael Wafer, Jr.**  
303.260.4407  
mike.waferjr@nrmk.com

**Ryan Schaefer**  
970.295.4819  
ryans@affinitycre.com

**Joe Palieri, CCIM**  
970.215.4713  
joep@affinityrepartners.com

## NEWMARK

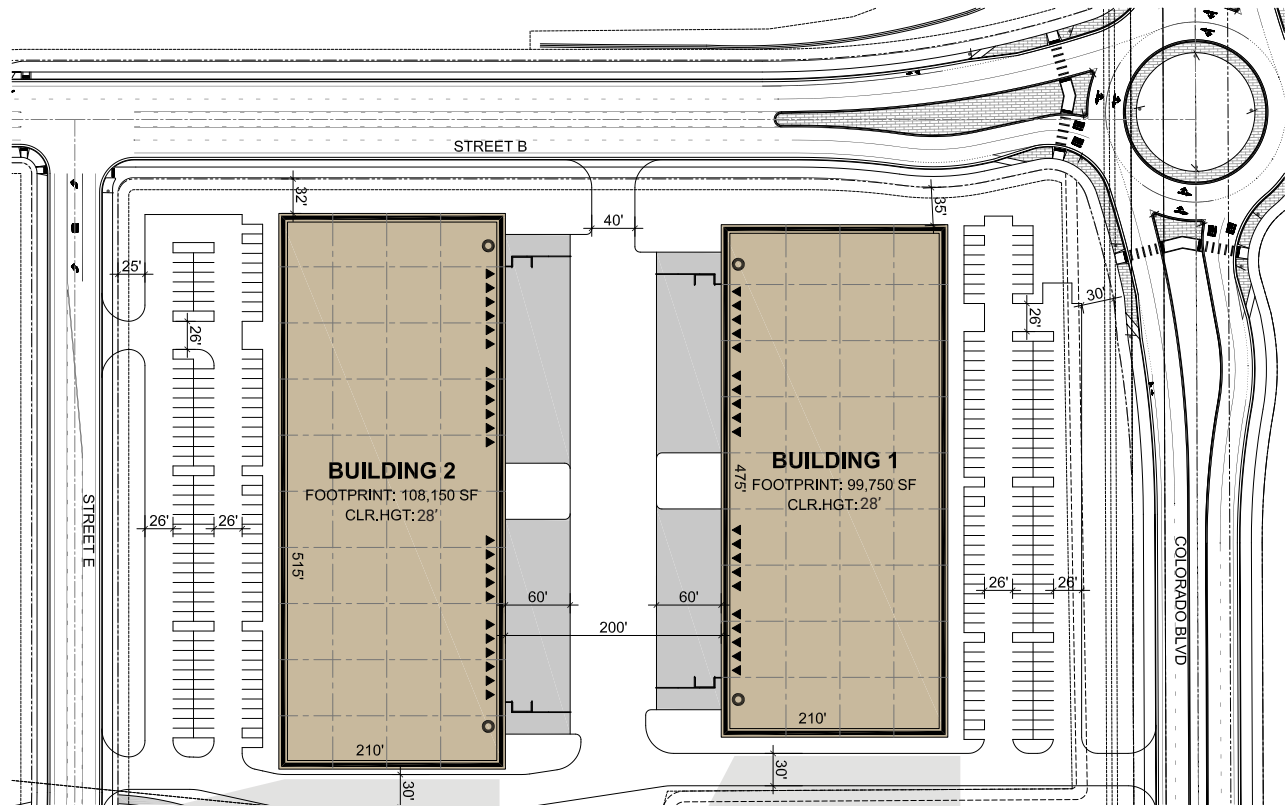
1800 Larimer Street, Suite 1700, Denver, CO 80202 [nrmk.com](http://nrmk.com)

## NAIAffinity

3665 John F. Kennedy Pkwy, Bldg. 2, Suite 202, Fort Collins, CO 80525

[naiaffinity.com](http://naiaffinity.com)

# ENCORE



Site Plan Flexible  
Build-to-suits Possible

## BUILDING 2

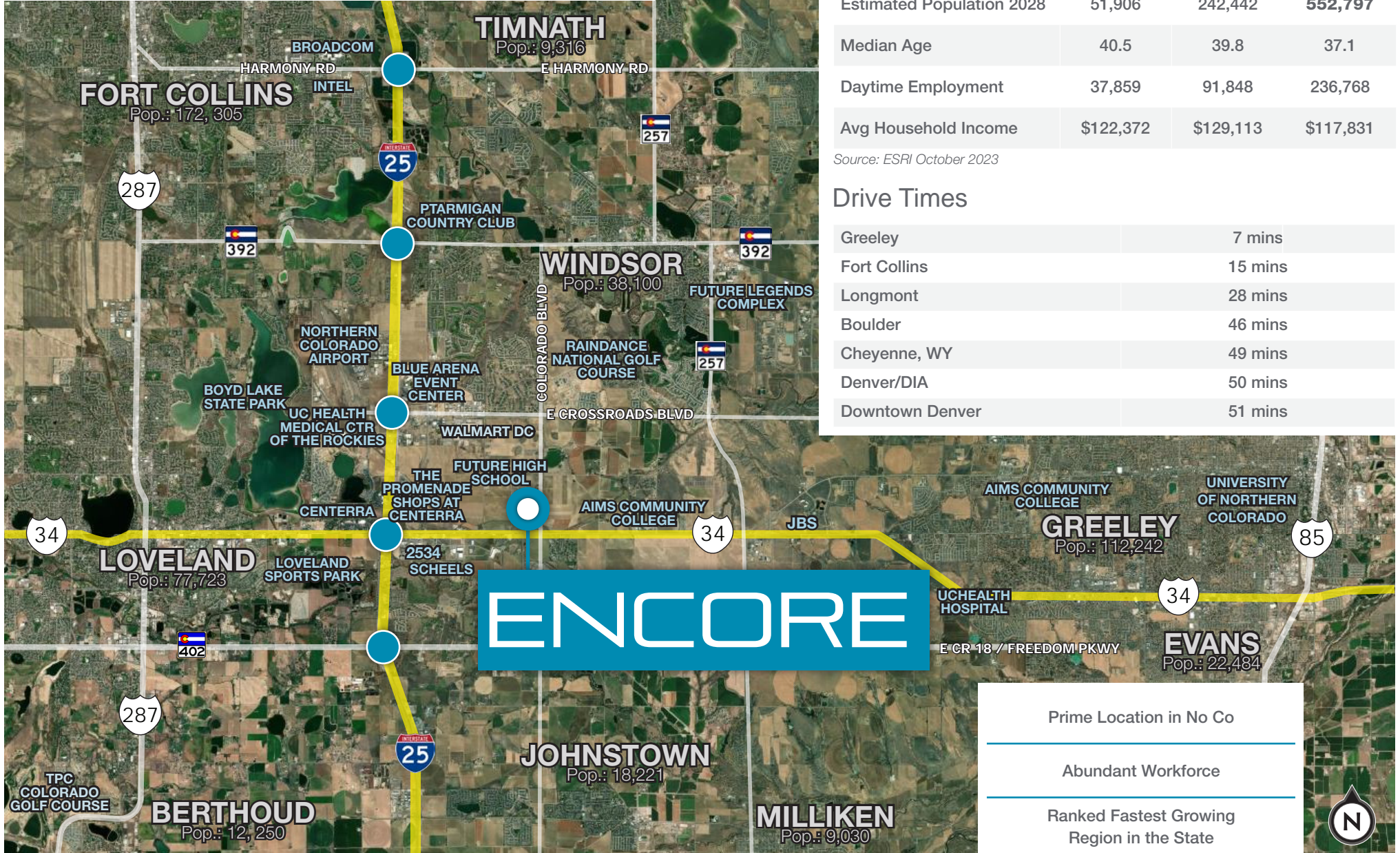
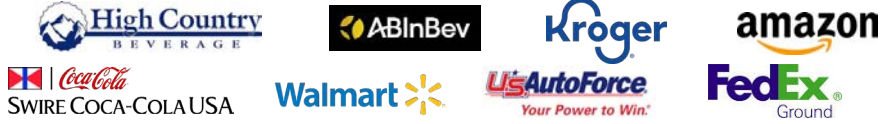
|                         |                                   |
|-------------------------|-----------------------------------|
| <b>Size:</b>            | 108,150 SF                        |
| <b>Divisible Size:</b>  | 23,000 ± SF                       |
| <b>Office:</b>          | To Suit                           |
| <b>Clear Height:</b>    | 28'                               |
| <b>Dock High Doors:</b> | 22                                |
| <b>Drive-In Doors:</b>  | 2                                 |
| <b>Auto Parking:</b>    | 131 Stalls                        |
| <b>Power:</b>           | 277/480 V, 3 Phase,<br>3,500 Amps |
| <b>Sprinkler:</b>       | ESFR                              |
| <b>Lighting:</b>        | LED                               |
| <b>Truck Court:</b>     | 200' Deep                         |
| <b>Column Spacing:</b>  | 50' x 52' Typical                 |
| <b>Speed Bay:</b>       | 60'                               |
| <b>Lease Rate:</b>      | To Quote                          |
| <b>Sale Price:</b>      | To Quote                          |
| <b>Timing:</b>          | Q4 2025 Delivery                  |

## BUILDING 1

|                         |                                   |
|-------------------------|-----------------------------------|
| <b>Size:</b>            | 99,750 SF                         |
| <b>Divisible Size:</b>  | 22,000 ± SF                       |
| <b>Office:</b>          | To Suit                           |
| <b>Clear Height:</b>    | 28'                               |
| <b>Dock High Doors:</b> | 20                                |
| <b>Drive-In Doors:</b>  | 2                                 |
| <b>Auto Parking:</b>    | 130 Stalls                        |
| <b>Power:</b>           | 277/480 V, 3 Phase,<br>3,500 Amps |
| <b>Sprinkler:</b>       | ESFR                              |
| <b>Lighting:</b>        | LED                               |
| <b>Truck Court:</b>     | 200' deep                         |
| <b>Column Spacing:</b>  | 50' X 52' typical                 |
| <b>Speed Bay:</b>       | 60'                               |
| <b>Lease Rate:</b>      | To Quote                          |
| <b>Sale Price:</b>      | To Quote                          |
| <b>Timing:</b>          | Q4 2025 Delivery                  |

# REGIONAL MAP

Proven distribution location for companies such as Walmart, Amazon, Swire Coca-Cola USA, High Country Beverage (Molson - Coors), AB InBev, US Auto Force, Kroger and others.



## Demographic Summary

|                           | 5 miles   | 10 miles  | 15 miles       |
|---------------------------|-----------|-----------|----------------|
| Population 2023           | 47,957    | 227,952   | <b>527,635</b> |
| Estimated Population 2028 | 51,906    | 242,442   | <b>552,797</b> |
| Median Age                | 40.5      | 39.8      | 37.1           |
| Daytime Employment        | 37,859    | 91,848    | 236,768        |
| Avg Household Income      | \$122,372 | \$129,113 | \$117,831      |

Source: ESRI October 2023

## Drive Times

|                 |         |
|-----------------|---------|
| Greeley         | 7 mins  |
| Fort Collins    | 15 mins |
| Longmont        | 28 mins |
| Boulder         | 46 mins |
| Cheyenne, WY    | 49 mins |
| Denver/DIA      | 50 mins |
| Downtown Denver | 51 mins |

# ENCORE

Prime Location in No Co

Abundant Workforce

Ranked Fastest Growing Region in the State



IMMEDIATE ACCESS TO MAJOR HIGHWAYS, RETAIL, AMENITIES, AND AN ABUNDANT WORKFORCE IN ONE OF THE REGION'S FAST GROWING COMMUNITIES.

# ENCORE



**NEWMARK**

**NAI Affinity**



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