

NEW CONSTRUCTION INDUSTRIAL / FLEX UNITS

2534 BUSINESS PARK - NEAR THE SEC OF INTERSTATE 25 & HIGHWAY 34

FOR LEASE

4660 CONCORDE AVE 110
JOHNSTOWN, CO 80534



NEW CONSTRUCTION INDUSTRIAL / FLEX UNITS AVAILABLE

Available:	8,000± SF with an option to add a 4,000± SF mezzanine for a total of 12,000± SF
Lease Rate:	\$15.00 - \$18.00 / SF NNN
Estimated NNN:	\$5.00 / SF
Tenant Finish Allowance:	Negotiable
Overhead Doors:	Two (2) 14' w x 16' h
Clear Height:	18'± - 20'±
Bay Depth:	79'±

High quality flex building within the 2534 Business Park. This modern facility features functional space and clear height with the option to add mezzanine space. The building is located in the heart of Northern Colorado's fastest growing residential and employment areas, at the intersection of the region's two main highways - Interstate 25 and Highway 34. Amenities nearby include: SCHEELS, numerous restaurants and retailers, healthcare, The Promenade Shops at Centerra, Marketplace at Centerra and more.

Representatives:

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LOCATION MAP



Representatives:

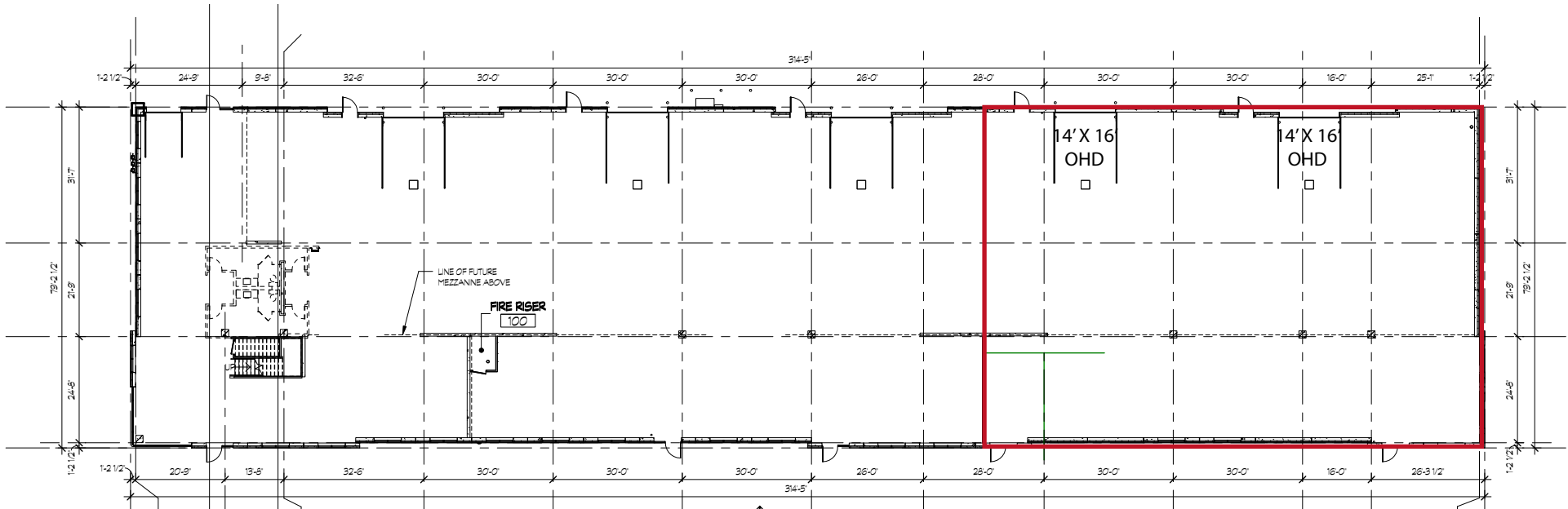
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FLOOR PLAN & BUILDING DETAILS



Available: 8,000± SF with an option to add a 4,000± SF mezzanine for a total of 12,000± SF

Over Head Doors: 2 (14' x 16')

Clear Height: 18'± - 20'±

Parking: 80 Spaces (2.35 / 1,000 SF)

Total Building Power: 3-phase, 200 amp service

Sprinkler: Fully sprinklered

Heating: Freeze protected unit heaters

Utility providers: Electric - Xcel Energy
Gas - Xcel Energy
Water - Town of Johnstown
Sewer - Town of Johnstown

Zoning: PUD (Town of Johnstown) - 2534

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LOCATION INFORMATION

DEMOGRAPHICS

	3-MILES	5-MILES	7-MILES
2023 Est. Population	15,425	54,153	122,208
2028 Projected Population	17,654	57,220	126,633
2023 Avg. Household Income	\$150,360	\$138,139	\$123,034
Bachelor's Degree or Higher	58.2%	51.3%	45.1%
Median Age	43.4	40.2	40.3
Daytime Employment	18,135	36,342	70,376

Source: Site To Do Business, August 2023

MARKET DATA:

Northern Colorado Trade Area:

Northern Colorado's trade area consists of approximately 937,000 people (30 mile radius from I-25 and US 34), and is known nationally for its high quality life. Home to Colorado State University and University of Northern Colorado, the region's population is largely young and well-educated, with a diverse workforce.

2534:

2534 is located at the southeast corner of the intersection of Interstate 25 and U.S. Highway 34, which has become Northern Colorado's premier retail trade area. The two highways are the main transportation routes in the region and have more than 120,000 vehicles per day passing through the interchange. This area has the highest concentration of retailers and is across the street from the Promenade Shops at Centerra (700K± sf lifestyle center). The Property is within one mile of significant residential and commercial developments, including Medical Center of the Rockies (regional hospital), 700 existing and planned apartments, medical and corporate offices, and more.

The 2534 master-planned community is strong, diverse, and growing. Many large companies and small businesses have a presence at 2534 and view the community as an ideal home for their businesses and their employees.

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NORTHERN COLORADO COMMUNITIES ARE CONSISTENTLY BEING RECOGNIZED ON "TOP AND BEST OF" LISTS.

- Larimer and Weld county populations are projected to increase by 45% by 2040, Denver Post, July 2022
- Fort Collins ranks No. 1 and Greeley ranks No. 4 as 'Best Places to Live in Colorado in 2022'. Bankrate. January, 2022
- Larimer and Weld counties grew 24.5% between 2010 and 2020, compared to the statewide increase of 14.8%. Denver Post. July 2022
- Weld County ranks No. 2 and Larimer County ranks No. 5 in population growth. U.S. Census Bureau - August, 2021 View full article
- Greeley ranks #3 nationwide for one-year population growth rate. U.S. Census Bureau - March, 2020
- Greeley ranks #1 nationwide for growth in jobs and the economy. WalletHub, October, 2018
- Weld County ranks third nationwide for job growth. Bureau of Labor Statistics. March 2018
- Johnstown #1, Safest Cities in Colorado. National Council for Home Safety and Security, 2017

MAJOR REGIONAL EMPLOYERS

Banner Health Colorado
Broadcom Ltd.
Colorado State University
Hewlett Packard
JBS Swift & Company
Larimer County
OtterBox
Poudre School District R1

Qualfon
UCHealth
Univ. of Northern Colorado
Vestas Blades A/S
Weld County
Weld County School District
Woodward Inc.

Source: BizWest 2023 Book of Lists

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