

FOR SALE OR FOR LEASE
IRON HORSE INDUSTRIAL PARK
SHOVEL READY SITES

BUILD TO SUIT OPPORTUNITIES



HWY 34 & HIGH PLAINS BLVD. / JOHNSTOWN, CO



OVER 50 ACRES STRATEGICALLY LOCATED



McWHINNEY

CBRE

THE PROPERTY

Located in one of the fastest growing regions in the country, Iron Horse is one of Northern Colorado's newest business parks. The development incorporates commercial and industrial uses. The lots are available for lease, sale or build-to-suit. This allows business owners to choose the perfect function.



BUILD TO SUIT
PRICING NEGOTIABLE



LOT PRICING
\$6.00/SF - \$7.00/SF



GROUND LEASES
AVAILABLE



SURROUNDED BY MAJOR TRANSPORTATION CORRIDORS

This well-designed site is bordered by the Great Western and Union Pacific railways, making it the perfect location for the business that relies on mobility or seeks a strategic location with close proximity to the Fort Collins-Loveland Municipal Airport, Interstate 70 or Interstate 80. Direct access is available via US Highway 34 just east of Interstate 25.

SITE PLAN



LAND USE KEY

- INDUSTRIAL
- OPEN SPACE



August 13, 2021

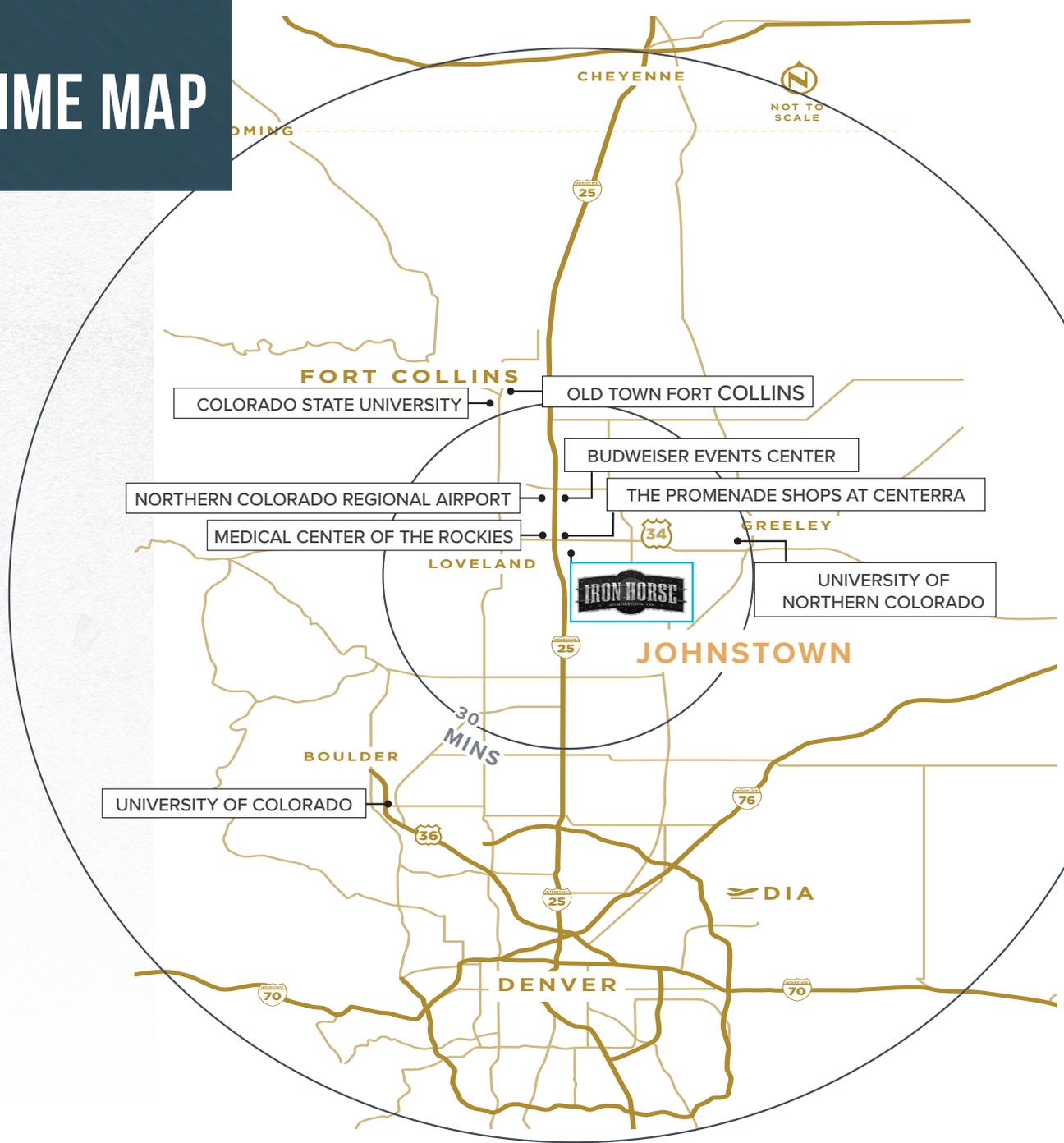
Map is not to scale and is intended for informational and illustrative purposes only. Plans, views, zoning, amenities, features, availability, acreage, sizes, dates, vehicle counts, listed owners/tenants, and other elements are subject to change by McWhinney Real Estate Services, Inc. or its affiliates without notice, and shall not be relied upon.

PROPERTY FEATURES

- + Over 50 acres
 - Commercial & industrial uses
 - Buyer chooses flexible site configuration
- + Shovel ready sites
 - Utilities to sites
 - Storm water
 - Roads

- + Uses
 - Distribution, manufacturing
 - Warehousing
- + Location
 - US Highway 34 just east of I-25
 - Bordered by Great Western & Union Pacific railways

DRIVE TIME MAP



FORT COLLINS
25 MINS

GREELEY
22 MINS

DENVER/DIA
50 MINS

CHEYENNE
60 MINS

LARAMIE
1.5 HRS

DEVELOPMENT OVERVIEW



Iron Horse Business Park is McWhinney's newest product type that is tailored to Northern Colorado's demand for the integration of warehouse, office and fenced yard requirements. This development site provides flexible space configurations for companies requiring anywhere from one acre or more. In close proximity to the Northern Colorado Regional Airport, Iron Horse also has easy truck access to Interstate 25, Highway 34, Interstate 80, and Highway 287. Iron Horse is part of a rapidly growing community at the 25/34 Corridor which has over 8,000 employees, and access to more than 30 restaurants, 100 shops, 4 hotels, miles of trails, 300 acres of open space and incredible views of Colorado's front range.

NORTHERN COLORADO QUICK STATS

<p>#1</p> <p>BEST PLACES TO LIVE (FORT COLINS) - LIVABILITY</p>	<p>#1</p> <p>BEST CITIES IN COLORADO TO RAISE A FAMILY 2017 (WINDSOR) - WALLET HUB</p>	<p>#2</p> <p>MOST AFFORDABLE CITIES IN COLORADO 2018 (LOVELAND) - LIVABILITY</p>
<p>#5</p> <p>BOOMTOWNS IN AMERICA 2019 (GREELEY) - SMARTASSET</p>	<p>36,381</p> <p>TRAFFIC COUNTS US HWY 34 AND E JEFFERS FRONTAGE RD W 36,381 VPD (0.76 DISTANCE FROM SUBJECT)</p>	<p>50</p> <p>CENTRALLY LOCATED 50 MINS FROM DENVER AND DIA</p>

	25-MILES	50-MILES
BUSINESSES	30,327	127,957
EMPLOYEES	348,835	1,575,701
POPULATION	913,048	3,385,092
AVG HH INCOME	\$128,229	\$132,198
HOUSEHOLDS	349,884	1,350,300

CONTACT INFO

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