

CLEAR SPAN WAREHOUSE  
WITH FENCED YARD  
FOR LEASE

**3607** RONALD  
REAGAN  
BOULEVARD

JOHNSTOWN, CO 80534

**SPEC SUITE  
UNDER CONSTRUCTION**



**14,878 SF  
AVAILABLE**

**LEASED**

**LEASED**

**APPROX. 37,500 SQ. FT.  
OUTDOOR STORAGE**

**5,000 SF  
LEASED**



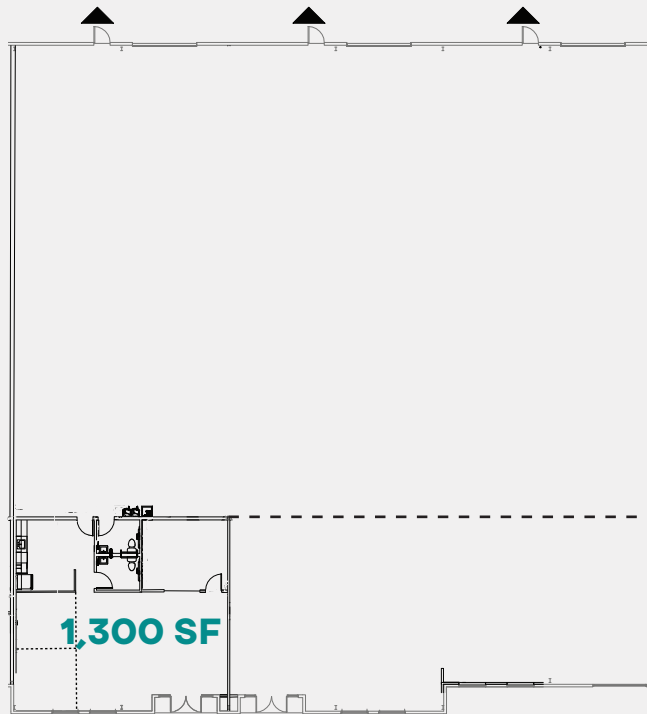
**Colliers**



# FOR LEASE

## 14,878 SF

**SPEC SUITE  
UNDER  
CONSTRUCTION**



▲ 3 DRIVE-INS (12' x 14')

LEASE RATE: Call Brokers

SF AVAILABLE: 14,878 SF

OFFICE 1,300 SF (Delivering Q2 2025)

FENCED YARD/  
OUTDOOR STORAGE: Approximately  
37,500 SF

YEAR BUILT: 2021

CLEAR HEIGHT: 24'

LOADING: Three (3) Drive-In Doors  
(12' x 14')

POWER: 600 Amps  
480V 3 Phase

ROOF TYPE: 60 mil TPO Cool Roof

SPRINKLERS: ESFR

PARKING: 26 Spaces (Surface)

ZONING: PUD-MU

OPERATING  
EXPENSES: \$6.88/SF  
(Estimated 2025)

## SPACE HIGHLIGHTS

Spec Suite under construction with High-Image end cap and garage door opening to landscaped patio, fire pit, and pergola

Unique grade level configuration allows for easy yard access

Solar ready construction, recycled asphalt yard, LED Lighting on motions, and building insulation

# NORTHERN COLORADO HIGHLIGHTS AND DEMOGRAPHICS

Northern Colorado offers a high quality of life, an educated workforce, and a vibrant community. Cities like Fort Collins, Johnstown, and Loveland provide a robust economic environment. Loveland and Fort Collins were named two of the “Top 100 Best Places to Live” by Livability. Both cities feature a strong job market and rich cultural scene. The presence of Colorado State University and the University of Northern Colorado ensures a steady stream of talent. With outdoor activities, excellent schools, and a supportive business environment, Northern Colorado is ideal for employees and compainies alike.

## JOHNSTOWN HIGHLIGHTS

**9,350**

PEOPLE EMPLOYED

**4.1%**

YOY POPULATION  
GROWTH (2022)

**13%**

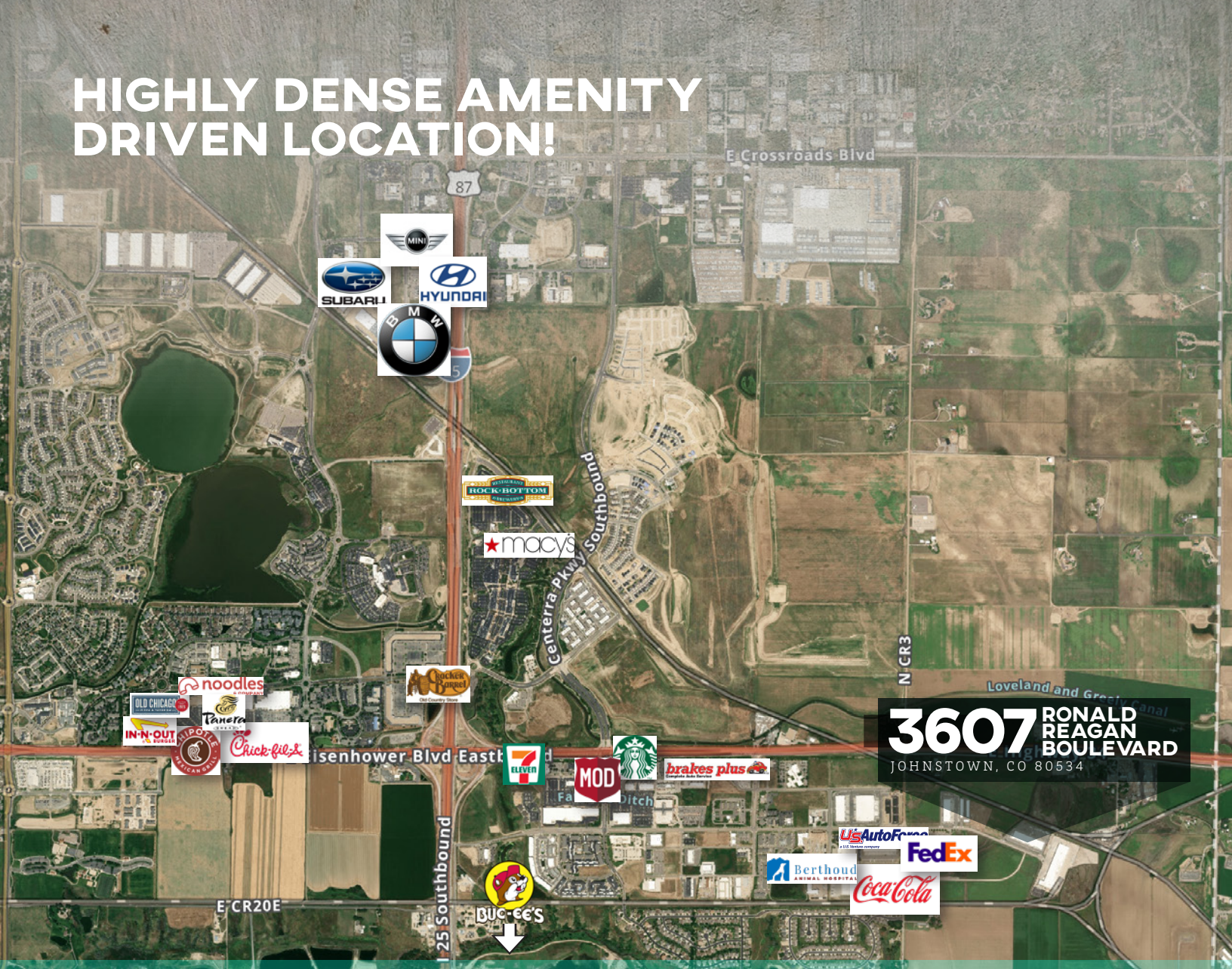
YOY MEDIAN PROPERTY  
VALUE GROWTH (2022)

	2.5 Miles	5 Miles	10 Miles
Bachelors Degree	29.7%	32.8%	29.5%
Graduate or Professional Degree	31.4%	22.2%	17.8%
Average Home Value	\$666,450	\$638,574	\$621,173
Total Population	7,484	46,283	260,671
Median Age	43.6	40.5	39.2
Average Household Income	\$164,246	\$152,000	\$128,312
Total Employed Population 16+	4,445	24,038	138,301





# HIGHLY DENSE AMENITY DRIVEN LOCATION!



**3607 RONALD REAGAN BOULEVARD**  
JOHNSTOWN, CO 80534



**SPEC SUITE  
UNDER CONSTRUCTION**



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