

# 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

**3 MONTHS FREE RENT FOR A LEASE SIGNED BY  
SEPTEMBER 1ST!\***

*\*For a qualified tenant and subject to appropriate terms.*



## 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
NNN's (Est.):	\$6.08 / SF (property insurance not included)
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:

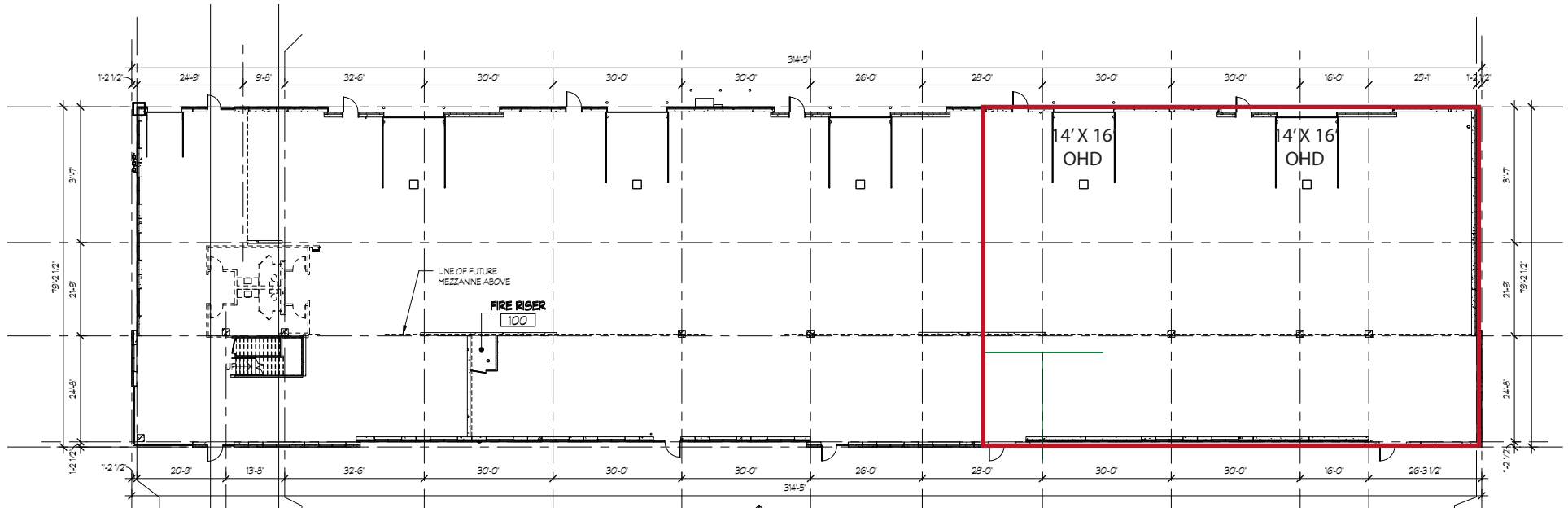
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# FLOOR PLAN & BUILDING DETAILS



<b>Available:</b>	8,000± SF with an option to add a 4,000± SF mezzanine for a total of 12,000± SF
<b>Over Head Doors:</b>	2 (14' x 16')
<b>Clear Height:</b>	18'± - 20'±
<b>Parking:</b>	80 Spaces (2.35 / 1,000 SF)
<b>Total Building Power:</b>	3-phase, 200 amp service
<b>Sprinkler:</b>	Fully sprinklered
<b>Heating:</b>	Freeze protected unit heaters

<b>Utility providers:</b>	Electric - Xcel Energy Gas - Xcel Energy Water - Town of Johnstown Sewer - Town of Johnstown
<b>Zoning:</b>	PUD (Town of Johnstown) - 2534

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## LOCATION INFORMATION

### DEMOGRAPHICS

	3-MILES	5-MILES	7-MILES
2024 Est. Population	17,425	56,108	125,067
2029 Projected Population	21,052	64,459	140,419
2024 Avg. Household Income	\$148,860	\$145,508	\$131,106
Bachelor's Degree or Higher	61.9%	54.1%	47.4%
Median Age	36.3	38.6	40.0
Daytime Employment	18,648	37,892	72,362

Source: Site To Do Business, April 2025

#### MARKET DATA:

Northern Colorado Trade Area:

Northern Colorado's trade area consists of approximately 965,000 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), 1,200+ existing 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.

### 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 2024 Book of Lists

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