SALE | LEASE | BUILD-TO-SUIT

TBD MARKETPLACE DRIVE

JOHNSTOWN, CO 80534







6.26 ACRES AVAILABLE | SALE PRICE: \$6.75/SF

BUILD-TO-SUIT OR GROUND LEASE OPTIONS AVAILABLE BUILD-TO-SUIT OPTIONS: 15,000 - 50,000 SF **INDUSTRIAL LIGHT (I-1) ZONING; TOWN OF JOHNSTOWN**

Located off I-25, this 6-acre parcel provides a great opportunity to be in the middle of all the new growth coming to Johnstown. The property is zoned for light industrial use and would be a great site for commercial, employment and light industrial development. With new master planned communities both north and south of this site, the population and traffic counts along the I-25 corridor will increase significantly. Both build-to-suit and ground lease opportunities are available - please contact the listing brokers for more information.

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DEMOGRAPHICS			CoStar, 2023
	1 Mile	3 Mile	5 Mile
2022 Population (Pop.)	47	8,600	29,866
2027 Pop. Projection	53	10,164	34,872
2022 Households (HH)	18	3,014	11,474
Avg. HH Income	\$139,333	\$130,252	\$117,363

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CUSHMAN & WAKEFIELD



JOHNSTOWN AT A GLANCE



Johnstown is strategically located just 40 minutes north of Denver and 20 minutes south of Fort Collins along I-25. Convenient to businesses and retail, Johnstown is in the heart of the Front Range community with easy access to highways and major arterials. Johnstown is also centrally located between the campuses of Colorado State University in Fort Collins, Northern Colorado in Greeley, and University of Colorado at Boulder. Johnstown is well positioned in the middle of it ALL.

With a variety of active development sites in progress, there really is something for everyone in the Colorado commercial, industrial and residential development industry. Surrounded by existing medical facilities, renowned higher education, and exciting new growth in all areas, the development of your asset would become an integral part of this booming community.



3% No High School Diploma 25% High School Graduate Kore College 42% Bachelor's/Grad/Prof Degree

EDUCATION

EMPLOYMENT



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