

FOR LEASE

# 5002 MARKETPLACE DRIVE, UNIT 102

JOHNSTOWN, COLORADO 80534



NEW INDUSTRIAL SPACE WITH YARD AVAILABLE

LEASE RATE: \$18.00/SF NNN | NNN: \$4.50/SF

TI ALLOWANCE: NEGOTIABLE

## 18,925 SF FOR LEASE

0.25-ACRE YARD





# PROPERTY FEATURES



This new industrial building at the intersection of I-25 Frontage Road and Marketplace Drive provides excellent highway access and frontage. Unit 102 is available for lease and features 18,925 square feet of warehouse and office space with a 0.25-acre outdoor storage yard. Please contact the listing broker for more information.

**LEASE RATE: \$18.00/SF NNN | NNN: \$4.50/SF**  
**TI ALLOWANCE: NEGOTIABLE**

**18,925 SF**

AVAILABLE SIZE

**42,125 SF**

TOTAL BUILDING SIZE

**0.25 Acre**

AVAILABLE YARD SIZE

**(2) 14' x 14' OHD**

LOADING

**500 Amps**

POWER

**18' - 21'**

CLEAR HEIGHT

**I-Industrial**

ZONING

**I-25**

FRONTAGE





# PROPERTY SITE PLAN

[illegible]

The diagram illustrates a parking lot layout. A central rectangular area is labeled 'AVAILABLE' and is flanked by two rectangular areas labeled 'LEASED'. A callout points to a specific spot in the 'AVAILABLE' section.

.25 ACRE YARD

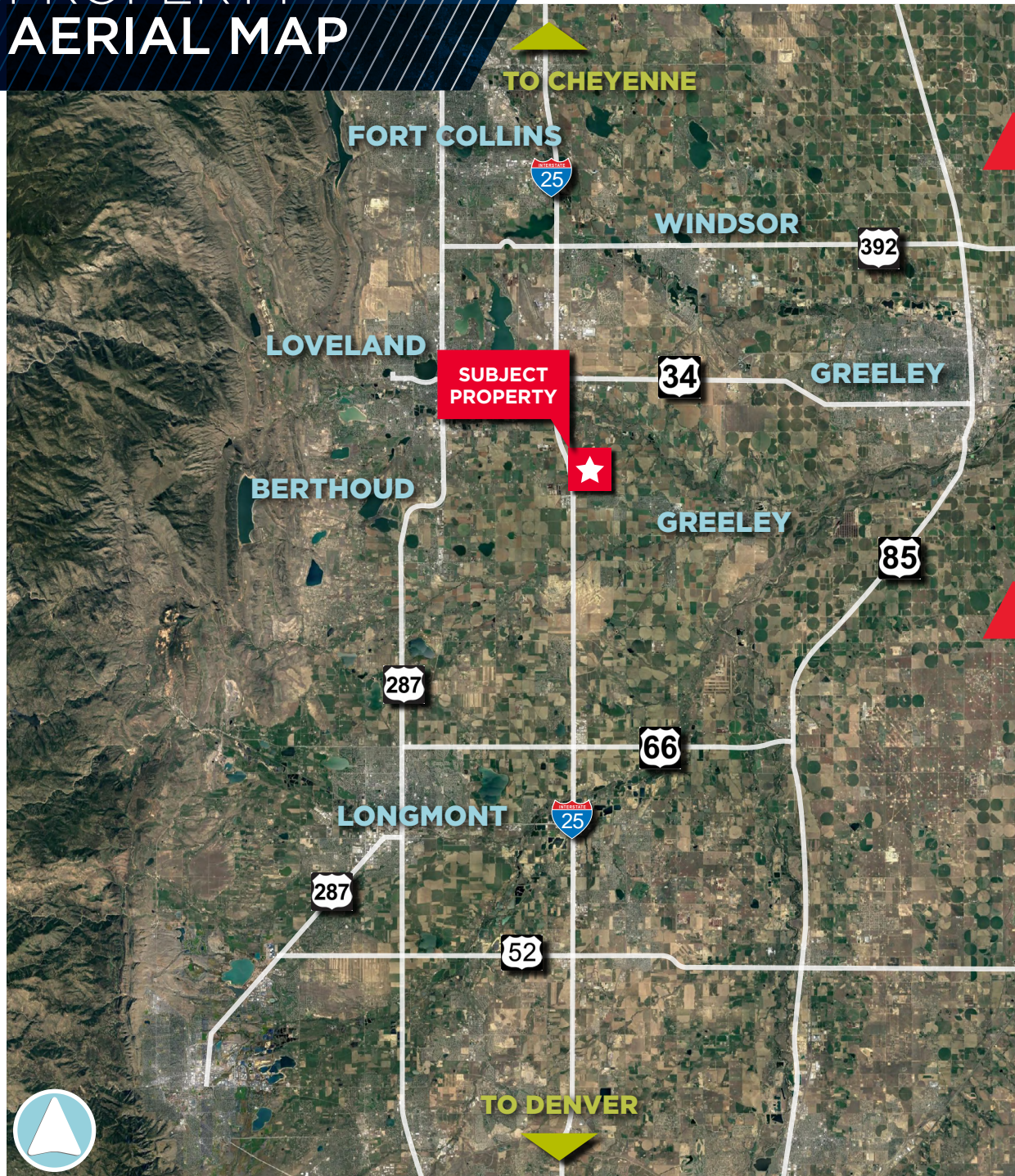


 **VIEW FULL SITE PLAN**

5002 Marketplace Drive | Johnstown, Colorado 80534








# PROPERTY AERIAL MAP



## DRIVE TIMES

	MILES	DRIVE TIME
I-25 Access	2	3 minutes
Loveland	9	15 minutes
Greeley	19	28 minutes
Fort Collins	20	29 minutes
Denver	44	45 minutes
DIA	50	45 minutes

## DEMOGRAPHICS

	5 MILES	10 MILES
 <b>2023 Population</b>	36,254	185,632
 <b>2028 Population Projected</b>	39,211	195,534
 <b>Annual Growth 2023-2028</b>	1.6%	1.1%
 <b>Avg. Household Income</b>	\$115,676	\$108,658
 <b>Daytime Employment</b>	16,789	64,937





**Travis Ackerman**  
Executive Managing Director  
+1 970 267 7720  
travis.ackerman@cushwake.com

772 Whalers Way, Suite 200  
Fort Collins, Colorado 80525

T +1 970 776 3900  
F +1 970 267 7419

[cushmanwakefield.com](http://cushmanwakefield.com)

**Matt Haskell**, Urealty  
Broker/Owner  
M +1 970 690 1690  
O +1 970 305 5130  
[mhaskell@urealtyinc.com](mailto:mhaskell@urealtyinc.com)

375 E. Horsetooth Road  
Building 4, Suite 103  
Fort Collins, Colorado 80525

T +1 970 305 5130