

NORTH RIDGE INDUSTRIAL BUILDINGS

NORTHEAST CORNER OF I-25 & HIGHWAY 402, JOHNSTOWN, CO

POTENTIAL FOR 4.25 AC'S OF YARD SPACE



18,000 SF TO 30,000 SF INDUSTRIAL/RETAIL/FLEX
SPACES FOR SALE OR LEASE

SALE RATE: \$330 - \$350/SF

LEASE RATE: \$20 - \$25/SF NNN | NNN (EST.): \$6.50/SF



ESTIMATED DELIVERY DATE: Q1 2027



PROPERTY HIGHLIGHTS

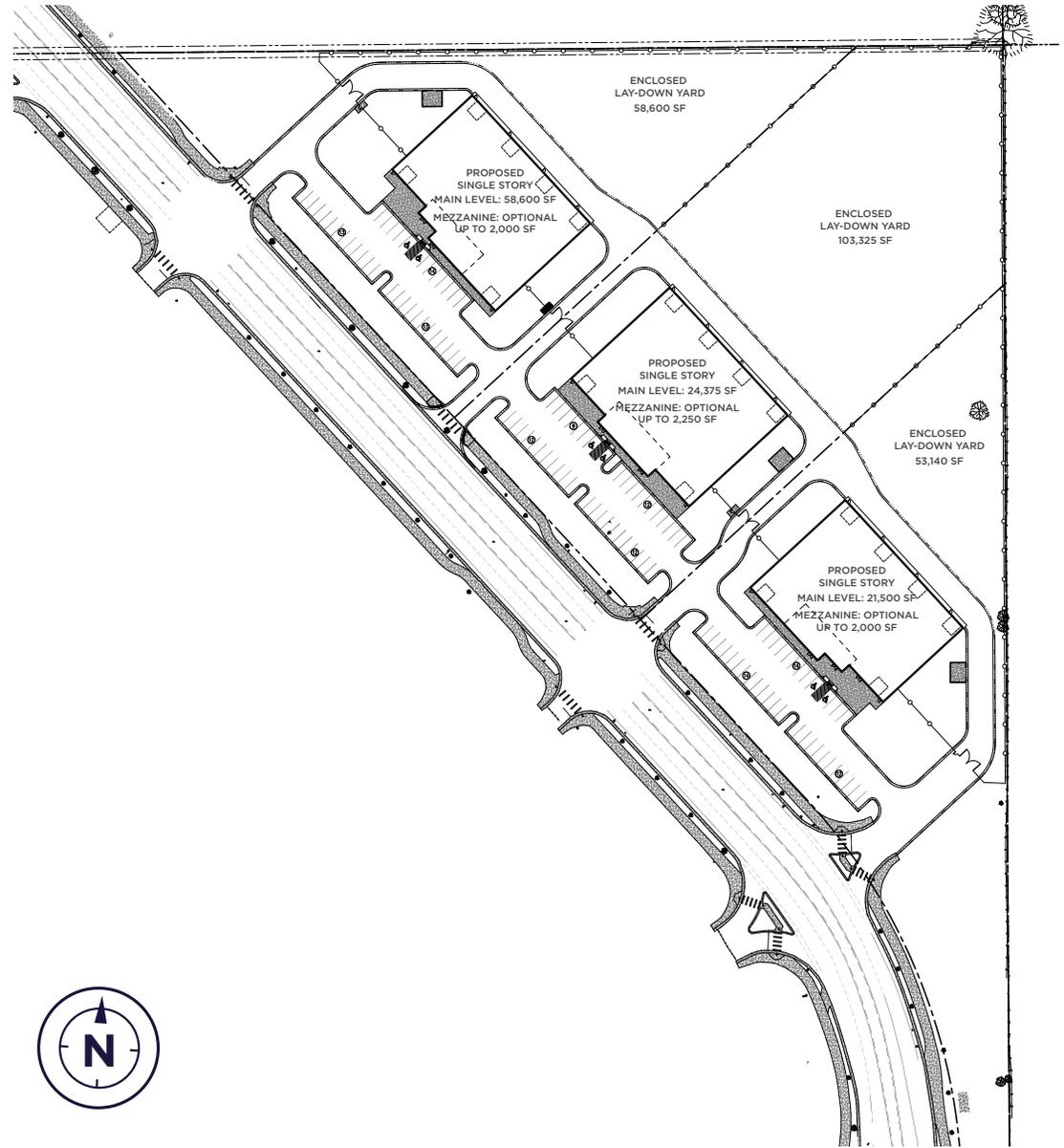
Currently under development with a Q1 2027 delivery, this site consists of three buildings totaling 18,000 to 30,000 SF. The property offers visibility and signage directly on I-25, providing massive exposure to high-volume traffic. Featuring a functional yard for storage, this configuration provides the necessary flexibility to accommodate a wide range of industrial, retail, and flex users seeking a prime interstate location.

Please contact the listing brokers for additional information.

SALE RATE: \$330 - \$350/SF
LEASE RATE: \$20 - \$25/SF NNN | NNN (EST.): \$6.50/SF

Available Size:	18,000 - 30,000 SF
Building Size:	30,000 SF
Office Size:	1,800 SF
Mezzanine Size:	1,000 SF
Yard Size:	Up to 4.25 Acres
Clear Height:	24'
Power:	3-Phase, 480 Volt, 500 Amps
Loading:	(5) 12' x 14' Overhead Doors
Traffic Count:	90,240 VPD (I-25)





SITE PLAN

18,000 SF TO 30,000 SF



**PROPERTY
LOCATION**

RESTAURANTS

- | | | |
|----------------------------------|---------------------------------|---------------------------|
| 1. Lazy Dog | 19. Belly Buster Sushi | 37. 3 Margaritas |
| 2. Qboda Mexican Eats | 20. IHOP | 38. Arby's |
| 3. Urban Egg | 21. KFC | 39. McGruff's |
| 4. Cheba Hut "Toasted" Subs | 22. McDonald's | 40. American Grill |
| 5. Bonefish Grill | 23. Chili's Grill and Bar | 41. Ziggi's Coffee |
| 6. Starbucks | 24. Wendy's | 42. Dairy Queen |
| 7. Culver's | 25. Wing Shack Centerra | 43. Taco Bell |
| 8. Bad Daddy's Burger | 26. Buffalo Wild Wings | 44. Dutch Bro's |
| 9. Sexy Sammies | 27. Chick-Fil-A | 45. Sushirito |
| 10. Kona Hawaiian BBQ | 28. Starbucks | 46. Black Steer |
| 11. Driven Steakhouse | 29. In-N-Out Burger | 47. Loveland Chopshouse |
| 12. Cracker Barrel | 30. Panera Bread | 48. Henry's Pub |
| 13. P.F. Chang's | 31. Kobe Sushi | 49. The 120 Bar and Grill |
| 14. Biaggi's Ristorante Italiano | 32. McDonald's | 50. Senior Rafael |
| 15. See's Candies | 33. Colorado Coffee Co. | 51. Sonic Drive-In |
| 16. Cafe Athens | 34. Golden Coral Buffet & Grill | |
| 17. Anchor Bar | 35. Firehouse Subs Van De Water | |
| 18. Red Robin Gourmet | 36. Panda Express | |

RETAIL

1. Hobby Lobby
2. Scheels
3. Barnes & Noble
4. DICK'S Sporting Goods
5. Sephora
6. Macy's
7. Best Buy
8. Target
9. Dollar Tree
10. Sportman's Warehouse
11. Marshalls
12. Ross Dress For Less
13. Kohl's
14. Lowe's
15. Walmart Supercenter
16. Sam's Club
17. The Home Depot
18. Sprouts Farmers Market

SERVICES

- | | |
|--------------------------|---|
| 1. Conoco | ● |
| 2. Shell | ● |
| 3. U.S. Bank | ● |
| 4. Wells Fargo | ● |
| 5. First Interstate Bank | ● |
| 6. Maverick | ● |
| 7. Conoco | ● |
| 8. Southstate Bank | ● |
| 9. Exxon | ● |
| 10. Chase Bank | ● |
| 11. Bank of Colorado | ● |
| 12. Sinclair Gas Station | ● |
| 13. Circle K Gas Station | ● |

Legend:

- Gas Station ● Bank

DEMOGRAPHICS

	2 MILE	5 MILE	10 MILE
 2024 Population	4,273	23,752	163,981
 2029 Pop. Projection	5,008	26,995	179,860
 2024 Households	1,323	8,422	64,182
 Avg. Household Income	\$126,727	\$129,504	\$113,001

Source: CoStar, 2025





TRAVIS ACKERMAN

Cushman & Wakefield
+1 970 222 6452
travis.ackerman@cushwake.com

MATT HASKELL

Urealty Commercial
+1 970 690 1690
mhaskell@urealtyinc.com



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