

Johnstown Commercial Center

505 & 660 Basher Drive, Johnstown, CO



Build where Northern Colorado Grows: Flexible Industrial Sites at I-25 & Hwy 60

EXECUTIVE SUMMARY

Johnstown Commercial Center

Cushman & Wakefield exclusively presents a rare opportunity to acquire industrial development land strategically located at the southwest corner of Interstate 25 and Highway 60 in Johnstown, Colorado. The project encompasses approximately 84.81 acres subdivided into 10 industrial lots, with 8 lots currently available ranging from 3.47 - 33.13 acres and offering the flexibility to accommodate a variety of user requirements through customizable lot configurations.

Positioned along one of Northern Colorado's most active growth corridors, the property offers direct interstate visibility, exceptional regional connectivity, and access to a deep labor pool serving the Fort Collins, Loveland, Greeley, and Denver markets. The site's Light Industrial zoning permits a broad range of uses, including warehouse, distribution, manufacturing, flex industrial, and accessory outdoor storage, creating opportunities for owner-users, developers, and institutional investors alike.

The development is uniquely positioned for near-term growth, with utilities currently being extended along Basher Drive, including power, natural gas, fiber, water, and sewer infrastructure. The availability of entitled, platted parcels significantly reduces development timelines while allowing users the flexibility to right-size sites for specific operational requirements. Several lots are already under contract or in advanced negotiations, demonstrating strong market demand and reinforcing the project's momentum.

Johnstown Commercial Center represents one of the region's most compelling industrial land opportunities, combining location, infrastructure, flexibility, and development-ready status to support the next generation of industrial, manufacturing, distribution, and investment projects in Northern Colorado.

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THE OPPORTUNITY

Project Overview

Johnstown Commercial Center - Filing 2	
Property Type	Industrial Land
Sale Price	\$6 - \$7/SF
Total Site Size	± 84.81 Acres
Number of Lots	10 Lots
Lots Available	8 of 10
Lot Size Range	3.47 - 33.13 Acres
Zoning	Light Industrial
Location & Site Highlights	
Location	SWC of I-25 & Hwy 60
City	Johnstown, Colorado
Site Highlights	Frontage on I-25 & Highway 60 Utilities Under construction along Basher Drive Water line to loop under I-25 Utility Providers PVREA (power) · Xcel (gas) Lumen (fiber) · Johnstown (water/sewer) Configuration Lot sizes customizable
Property Details	
Land Status	Preliminary Plat
Ideal Use	Warehouse, distribution & flex
Highway Access	I-25 / Highway 60 interchange
Yard Storage	Allowed (secondary use)
Build-to-Suit	Considered upon request
Water	Dedicated water available at additional cost



THE OPPORTUNITY

HWY 60



All utilities stubbed to here
(Electric, Gas, Fiber, Water & Sewer) →

DEVELOPMENT HIGHLIGHTS



No Metro District



76.319 Mill Levy
(2026)



Lot Flexibility

Eight lots from 3.47 - 33.13 acres, customizable to any buyer's footprint — resized during the major subdivision or later through a lot line adjustment.



83,253 VPD

MARKET OVERVIEW

Northern Colorado Overview

Northern Colorado continues to be one of the fastest-growing regions in the state, driven by strong population growth, a highly educated workforce, and a diversified economy. Anchored by the communities of Fort Collins, Loveland, Greeley, Windsor, and Timnath, the region has experienced sustained in-migration from across the country as businesses and residents seek a high quality of life, business-friendly environment, and strategic access to both the Denver metropolitan area and the Rocky Mountain West. Larimer County's population has increased by more than 15% over the past decade, while Weld County has emerged as Colorado's fastest-growing large county, further solidifying Northern Colorado as a premier destination for investment and development.

The region's economic strength is supported by a diverse mix of industries including advanced manufacturing, aerospace, energy, agriculture, bioscience, technology, and logistics. Northern Colorado benefits from a robust talent pipeline supplied by institutions such as Colorado State University, Front Range Community College, University of Northern Colorado, and Aims Community College, which collectively produce thousands of graduates annually in high-demand fields. Continued job creation, business expansion, and workforce growth have fueled demand for commercial real estate across office, industrial, retail, and mixed-use sectors throughout the region.

Looking ahead, Northern Colorado is poised for continued long-term growth as significant investments in infrastructure, housing, and economic development support the region's expanding population base. Weld County alone is projected to add approximately 170,000 residents by 2050, while ongoing development along the I-25 corridor continues to strengthen connectivity between Northern Colorado and the greater Denver market. These trends, combined with the area's affordability relative to neighboring Front Range communities, position Northern Colorado as one of the most attractive and resilient commercial real estate markets in the Mountain West.



756,654
2025 Population



37
2025 Median Age



\$121,040
2025 Average HH Income



\$641,737
2025 Average Home Value

LOCATION OVERVIEW



505 & 660 Basher Drive

28 min from site

Cheyenne, WY / I-80
54 min from site

DRIVE TIMES	
I-25	5 Min
Loveland	20 Min
Fort Collins	31 Min
Greeley	37 Min
DIA	45 Min
I-70 / Denver	50 Min
Denver Downtown	55 Min
Cheyenne, WY	56 Min

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