

FOR SALE/LEASE

IRON HORSE INDUSTRIAL PARK

SHOVEL READY SITES | UTILITIES TO SITES
HIGHWAY 34 AND HIGH PLAINS BOULEVARD

Johnstown, CO 80534



IRON HORSE
BUSINESS PARK

HIGH PLAINS BLVD.

HWY 34

GREAT WAT MOUNTAIN RD

UNION PACIFIC RR



165 ACRES STRATEGICALLY LOCATED

In one of the fastest growing regions in the country, Iron Horse is one of Northern Colorado's newest business parks. The development incorporates commercial and industrial uses. The lots are available for lease, sale or build-to-suit and allow business owners to choose the perfect function. Iron Horse is surrounded by the region's major transportation corridors and within a quick drive to all of the shopping, dining, hospitality, medical and business services in Centerra.



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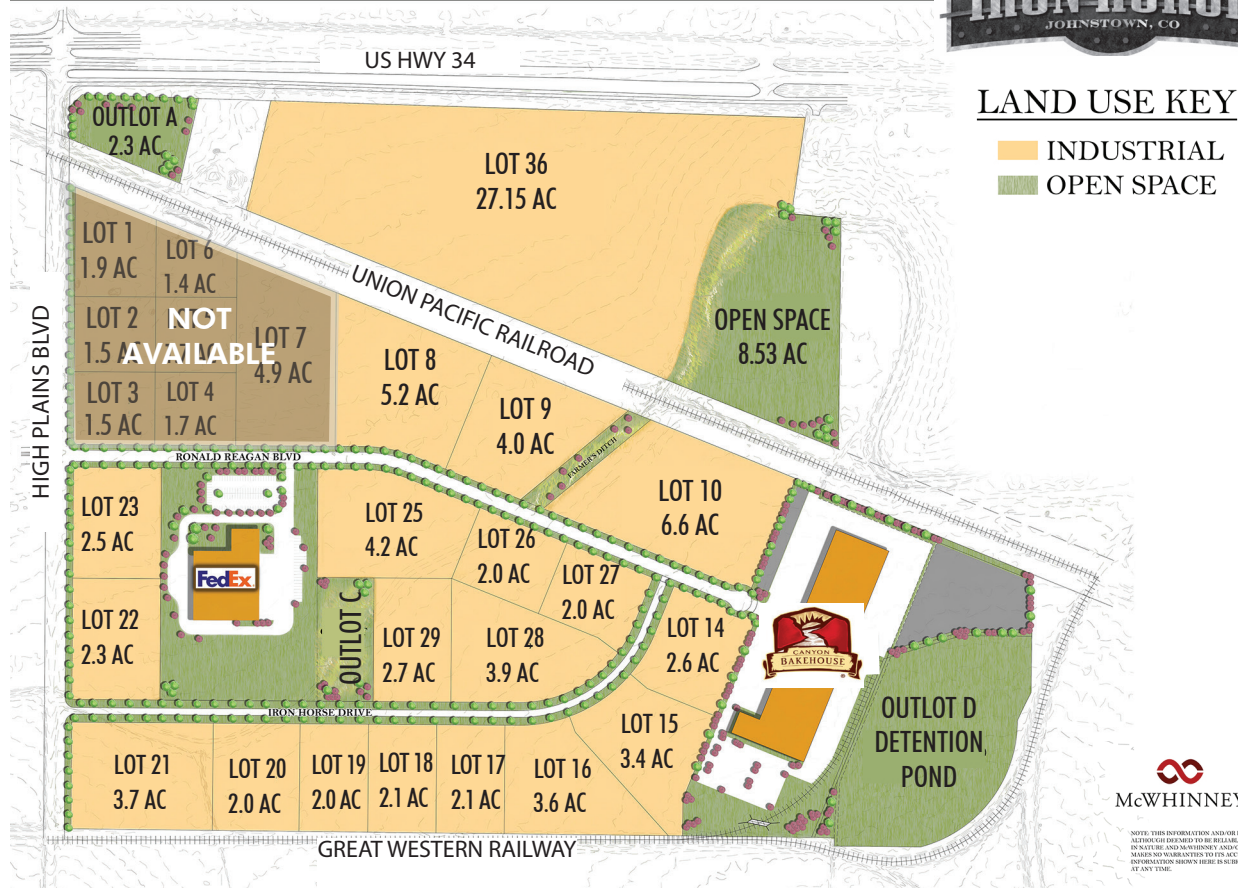
CBRE

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BUILD-TO-SUIT PRICING NEGOTIABLE
LOT PRICING \$4.00 - \$6.00/SF
GROUND LEASES AVAILABLE



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JULY 2015

LOT	ACRES	LOT	ACRES	LOT	ACRES	LOT	ACRES
Lot 1 (Unavailable)	1.9 AC	Lot 8	5.2 AC	Lot 18	2.1 AC	Lot 26	2.0 AC
Lot 2 (Unavailable)	1.5 AC	Lot 9	4.0 AC	Lot 19	2.0 AC	Lot 27	2.0 AC
Lot 3 (Unavailable)	1.5 AC	Lot 10	6.6 AC	Lot 20	2.0 AC	Lot 28	3.9 AC
Lot 4 (Unavailable)	1.7 AC	Lot 14	2.6 AC	Lot 21	3.7 AC	Lot 29	2.7 AC
Lot 5 (Unavailable)	1.7 AC	Lot 15	3.4 AC	Lot 22	2.3 AC	Lot 36	27.15 AC
Lot 6 (Unavailable)	1.4 AC	Lot 16	3.6 ac	Lot 23	2.5 AC	FED EX	
Lot 7 (Unavailable)	4.9 AC	Lot 17	2.1 AC	Lot 25	4.2 AC	CANYON BAKEHOUSE	

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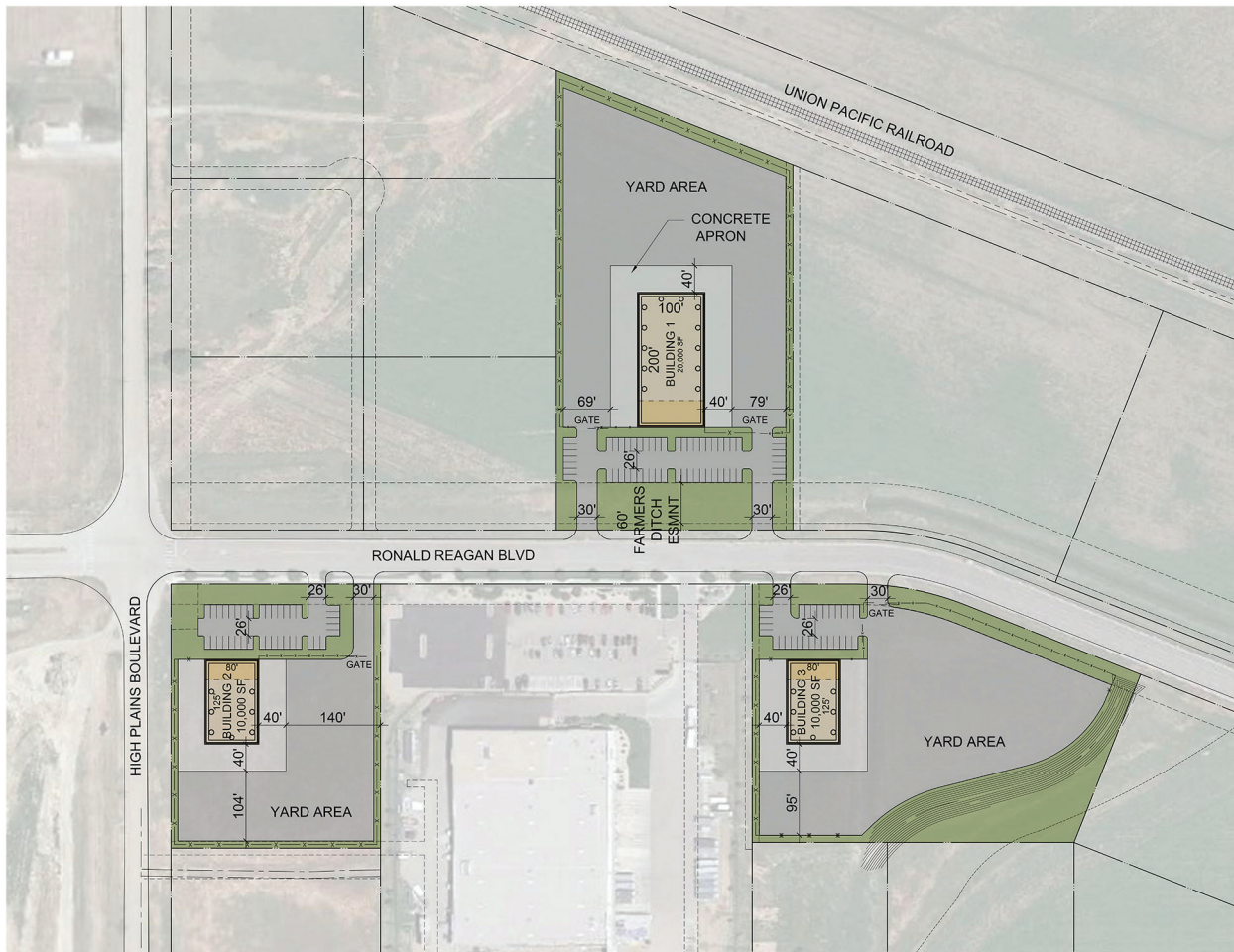


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CONCEPTUAL SITE PLANS



PROJECT DATA

SITE 1 AREA: 4.90 AC
213,529 SF

BUILDING 1 AREA:
FOOTPRINT **20,000 SF**
WAREHOUSE @80% (16,000 SF)
OFFICE @20% (4,000 SF)
TOTAL **20,000 SF**

PARKING PROVIDED
AUTO 56 STALLS
@2.8/1000 SF
REQ. ACCESSIBLE 3 STALLS

SITE 2 AREA: 2.78 AC
121,059 SF

BUILDING 2 AREA:
FOOTPRINT **10,000 SF**
WAREHOUSE @76% (7,600 SF)
OFFICE @24% (2,400 SF)
TOTAL **10,000 SF**

PARKING PROVIDED
AUTO 38 STALLS
@3.8/1000 SF
REQ. ACCESSIBLE 2 STALLS

SITE 3 AREA: 4.23 AC
184,473 SF

BUILDING 3 AREA:
FOOTPRINT **10,000 SF**
WAREHOUSE @76% (7,600 SF)
OFFICE @24% (2,400 SF)
TOTAL **10,000 SF**

PARKING PROVIDED
AUTO 29 STALLS
@2.9/1000 SF
REQ. ACCESSIBLE 2 STALLS

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PROPERTY FEATURES

- + 165 total acres
 - Commercial & industrial uses
 - Buyer chooses flexible site configuration
- + Shovel ready sites
 - Utilities to sites
 - Storm water
 - Roads
- + Uses
 - Distribution, manufacturing or warehousing
- + Location
 - US Highway 34 just east of I-25
 - Bordered by Great Western and Union Pacific railways



Demographics	25 Mile Radius	50 Mile Radius
2015 Estimated Population	665,301	2,497,669
2020 Projected Population	714,848	2,683,254
2015 Est. Avg Household Income	\$76,486	\$77,950
Population Growth 2015-2020	7.45%	7.43%

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