

**CLEAR SPAN WAREHOUSE
WITH FENCED YARD
FOR LEASE**

**3607 RONALD
REAGAN
BOULEVARD**

JOHNSTOWN, CO 80534

**SPEC SUITE
COMPLETED**

**AGGRESSIVE LEASE TERMS AVAILABLE
REDUCED RATE: \$18.00/SF NNN**

**14,878 SF
AVAILABLE**

LEASED

LEASED

**APPROX. 37,500 SQ. FT.
OUTDOOR STORAGE**

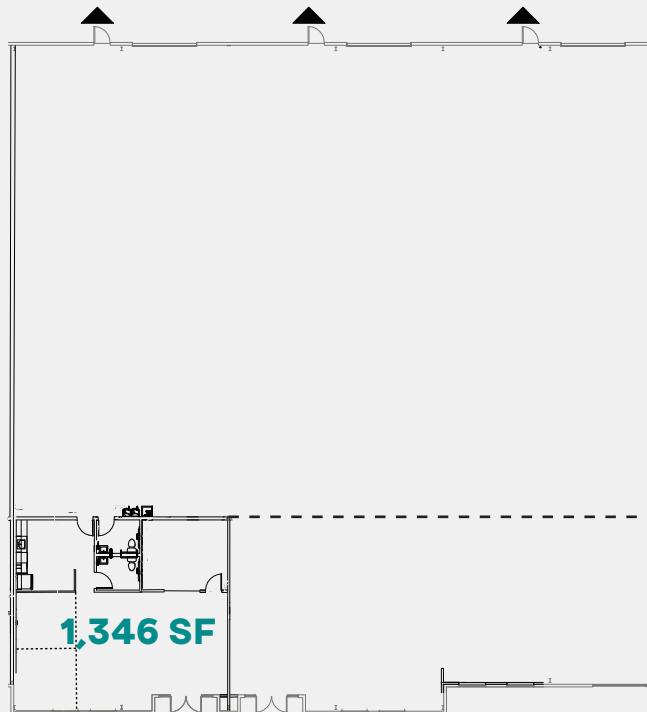
**5,000 SF
LEASED**

Colliers

FOR LEASE

14,878 SF

**SPEC SUITE
COMPLETED**



▲ 3 DRIVE-INS (12' x 14')

LEASE RATE: \$18.00/SF NNN

SF AVAILABLE: 14,878 SF

OFFICE 1,346 SF

FENCED YARD/
OUTDOOR STORAGE: Approximately
37,500 SF

YEAR BUILT: 2021

CLEAR HEIGHT: 24'

LOADING: Three (3) Drive-In Doors
(12' x 14')

POWER: 600 Amps
480V 3 Phase

ROOF TYPE: 60 mil TPO Cool Roof

SPRINKLERS: ESFR

PARKING: 26 Spaces (Surface)

ZONING: PUD-MU

OPERATING
EXPENSES: \$9.94/SF
(Estimated 2026)

SPACE HIGHLIGHTS

Spec Suite with High-Image
end cap and garage door
opening to landscaped patio,
fire pit, and pergola

Unique grade level
configuration allows for
easy yard access

Solar ready construction,
recycled asphalt yard, LED
Lighting on motions, and
building insulation

NORTHERN COLORADO HIGHLIGHTS AND DEMOGRAPHICS

Northern Colorado offers a high quality of life, an educated workforce, and a vibrant community. Cities like Fort Collins, Johnstown, and Loveland provide a robust economic environment. Loveland and Fort Collins were named two of the “Top 100 Best Places to Live” by Livability. Both cities feature a strong job market and rich cultural scene. The presence of Colorado State University and the University of Northern Colorado ensures a steady stream of talent. With outdoor activities, excellent schools, and a supportive business environment, Northern Colorado is ideal for employees and companies alike.

JOHNSTOWN HIGHLIGHTS

9,350

PEOPLE EMPLOYED

4.1%

YOY POPULATION
GROWTH (2022)

13%

YOY MEDIAN PROPERTY
VALUE GROWTH (2022)

	2.5 Miles	5 Miles	10 Miles
Bachelors Degree	29.7%	32.8%	29.5%
Graduate or Professional Degree	31.4%	22.2%	17.8%
Average Home Value	\$666,450	\$638,574	\$621,173
Total Population	7,484	46,283	260,671
Median Age	43.6	40.5	39.2
Average Household Income	\$164,246	\$152,000	\$128,312
Total Employed Population 16+	4,445	24,038	138,301





**SPEC SUITE
COMPLETED**



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