

CLEAR SPAN WAREHOUSE  
WITH FENCED YARD  
FOR LEASE

# 3607 RONALD REAGAN BOULEVARD

JOHNSTOWN, CO 80534

**SPEC SUITE  
COMPLETED**



**AGGRESSIVE LEASE TERMS AVAILABLE**



**14,878 SF  
AVAILABLE**

LEASED

LEASED

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

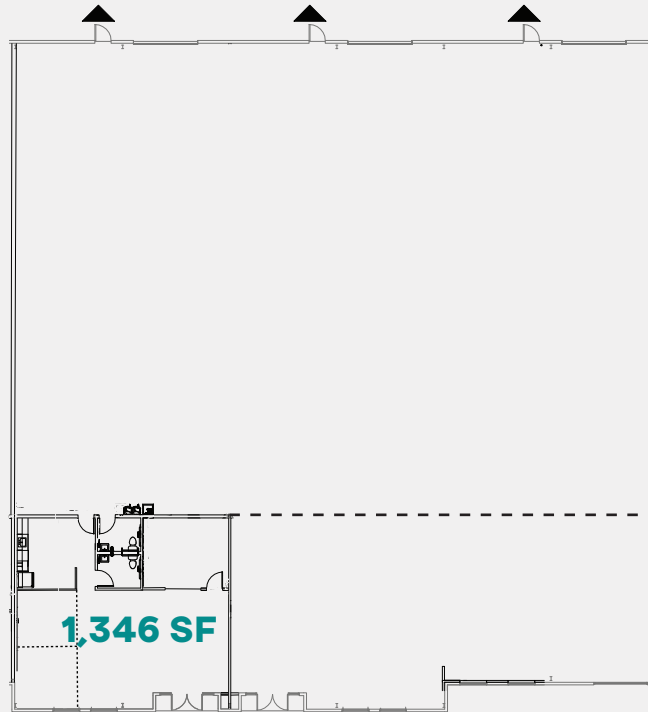
5,000 SF  
LEASED



# FOR LEASE

## 14,878 SF

**SPEC SUITE  
COMPLETED**



▲ 3 DRIVE-INS (12' x 14')

LEASE RATE:	Contact Brokers	POWER:	600 Amps 480V 3 Phase
SF AVAILABLE:	14,878 SF	ROOF TYPE:	60 mil TPO Cool Roof
OFFICE	1,346 SF	SPRINKLERS:	ESFR
FENCED YARD/ OUTDOOR STORAGE:	Approximately 37,500 SF	PARKING:	26 Spaces (Surface)
YEAR BUILT:	2021	ZONING:	PUD-MU
CLEAR HEIGHT:	24'	OPERATING EXPENSES:	\$9.94/SF (Estimated 2026)
LOADING:	Three (3) Drive-In Doors (12' x 14')		

## 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





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COMPLETED**



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