



@ 25
34

NOW UNDER CONSTRUCTION!

Owned and Developed by:



UNITED PROPERTIES



New Class A 280,323 +/- SF, 3-Building Industrial Park

Strategically Located near the Intersection of I-25 and Highway 34 | Johnstown, Colorado

Professionally Marketed by:

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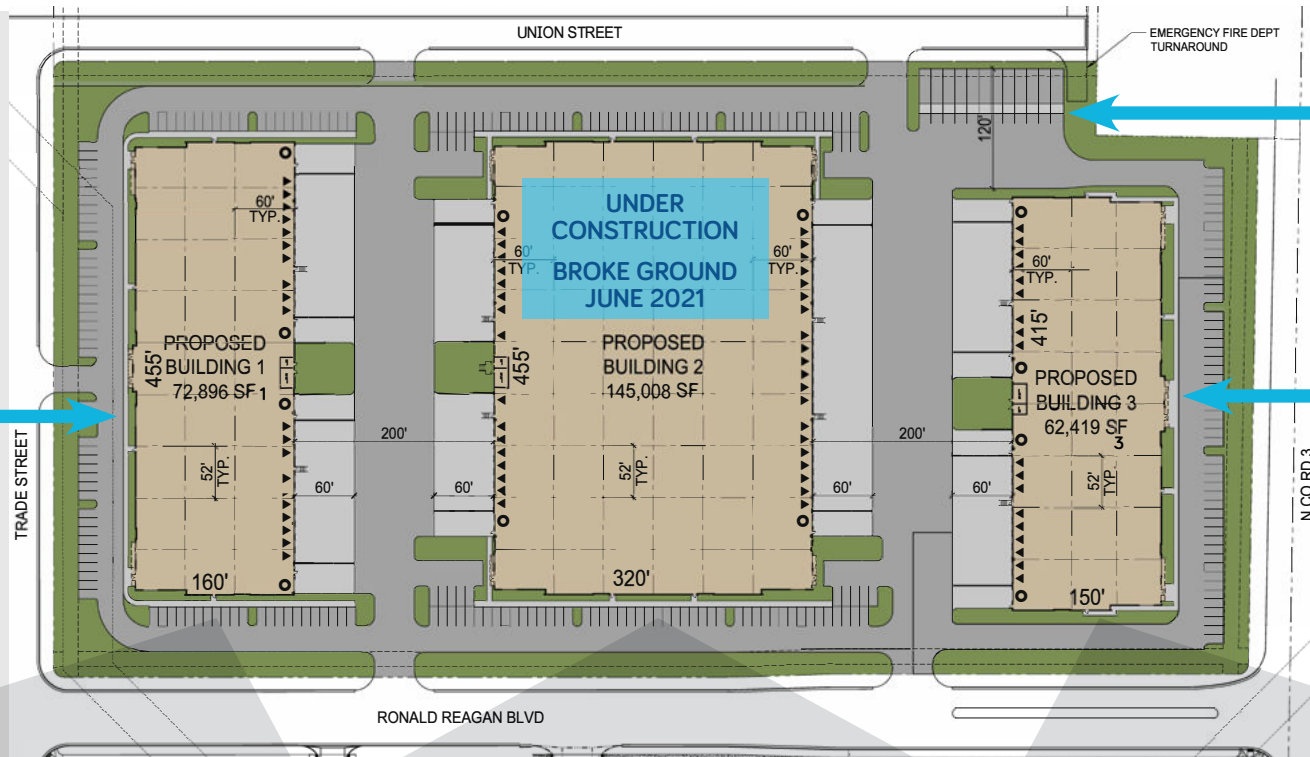
NEWMARK

1800 Larimer Street, Suite 1700, Denver, CO 80202 nmrk.com

NAIAffinity

3665 John F. Kennedy Pkwy, Bldg. 2, Suite 202, Fort Collins, CO 80525

naiaffinity.com



Building 1

FRONT PARK/REAR LOAD

Size:	72,896 +/- SF
Divisible Size:	16,000 +/- SF
Office:	To Suit
Clear Height:	24'
Dock High Doors:	22 (9' x 10')
Drive-In Doors:	4 (12' x 14')
Auto Parking:	84 Stalls
Power:	277/480 V, 3 Phase, 2,000 Amps
Sprinkler:	ESFR
Lighting:	LED
Truck Court:	140' with 60' concrete apron
Column Spacing:	52' x 50'
Speed Bay:	60' deep
Lease Rate:	To Quote

Building 2

CROSS-DOCK

Size:	145,008 +/- SF
Divisible Size:	25,000 +/- SF
Office:	To Suit
Clear Height:	28'
Dock High Doors:	36 (9' x 10')
Drive-In Doors:	4 (12' x 14')
Auto Parking:	107 Stalls
Power:	277/480 V, 3 Phase, 3,000 Amps
Sprinkler:	ESFR
Lighting:	LED
Truck Court:	140' with 60' concrete apron
Column Spacing:	52' x 50'
Speed Bay:	60' deep
Lease Rate:	To Quote

Building 3

FRONT PARK/REAR LOAD

Size:	62,419 +/- SF
Divisible Size:	15,000 +/- SF
Office:	To Suit
Clear Height:	24'
Dock High Doors:	18 (9' x 10')
Drive-In Doors:	4 (12' x 14')
Auto Parking:	48 Stalls
Power:	277/480 V, 3 Phase, 2,000 Amps
Sprinkler:	ESFR
Lighting:	LED
Truck Court:	140' with 60' concrete apron
Column Spacing:	52' x 50'
Speed Bay:	60' deep
Lease Rate:	To Quote

DEMOGRAPHIC COMPARISON: LARGER WORKFORCE & RAPID GROWTH

	2534	I-25 & Mulberry	Hwy 257 & Eastman Park Dr.
DRIVE TIMES	20 Min.	20 Min.	20 Min.
POPULATION 2020	392,536	303,047	238,670
PROJECTED 2025 POPULATION	436,218	334,368	267,841
AVG HOUSEHOLD INCOME	\$98,178	\$96,968	\$99,329

Source: Site To Business 07/2020

Within a 20-minute drive, 2534 reaches approximately 89,489 more people than I-25 & Mulberry and approximately 153,866 more people than Highway 257 and Eastman Park Drive in Windsor.



PRIME LOCATION IN NORTHERN COLORADO

- Immediate access to major highways - Interstate 25 & Highway 34
- Approximately equidistant from I-70 and I-80, and also Canada and Mexico, along I-25 corridor
- Proven distribution location for companies such as:
 - Wal-Mart
 - amazon
 - SWIRE COCA-COLA USA
 - High Country BEVERAGE
 - AB InBev
 - US AutoForce
- Close proximity to an abundance of retailers, restaurants, employers, health care providers & other services
- Abundant workforce opportunities



Northern Colorado is one of the fastest growing areas in the U.S.

Fort Collins-Loveland and Greeley MSAs populations grew at a rate of 1.8% & 3.1%, respectively from mid-2018 through mid-2019 (according to U.S. Census Bureau). That growth ranked the Greeley MSA as the 3rd fastest growing MSA in the U.S., and Fort Collins-Loveland came in at 32nd.



Population of approximately 908,000±

(30 mile radius from I-25 and US 34)



Trade@2534 is a modern, master planned Class A industrial development totaling 280,323± SF. The 3-building plan provides for cross dock and front park/rear load designs, with spaces from 15,000 SF to 145,008 ± SF.



PARK FEATURES

- Master plan with design guidelines ensuring high quality, consistent quality, and expedited planning approvals.
- Buildings provide 24' and 28' clear height and feature energy efficient modern design, 60 mil TPO "Cool Roofs", clerestory windows providing natural light, ESFR sprinkler systems and modern truck courts with significant car parking.

Immediate Access to Major Highways, Retail, Amenities, and an Abundant Workforce

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ON GROUNDBREAKING »](#)



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