



DISTRIBUTION / WAREHOUSE SPACE

AVAILABLE: **22,800 +/- SF**
LEASE RATE: **\$7.50/SF NNN**
ESTIMATED NNN: **\$5.30/SF**
TERM: **1-2 YEARS**

FEATURES:

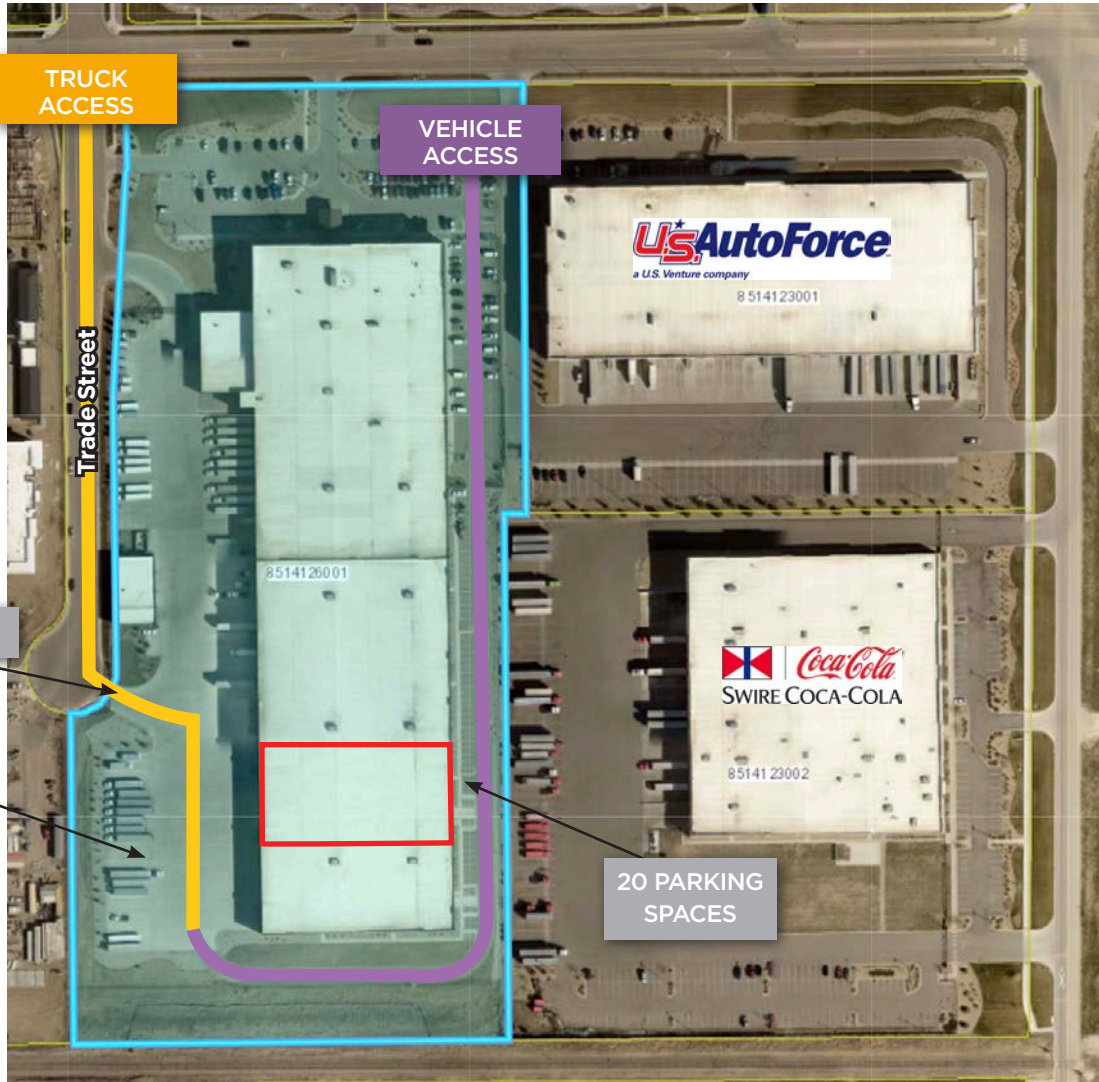
- Surrounded by numerous retailers, restaurants, employers, health care providers and other services
- High quality, temperature-controlled, high-bay, warehouse space
- Excellent location in the heart of Northern Colorado at the confluence of the area's two busiest highways

BUILDING DETAILS:

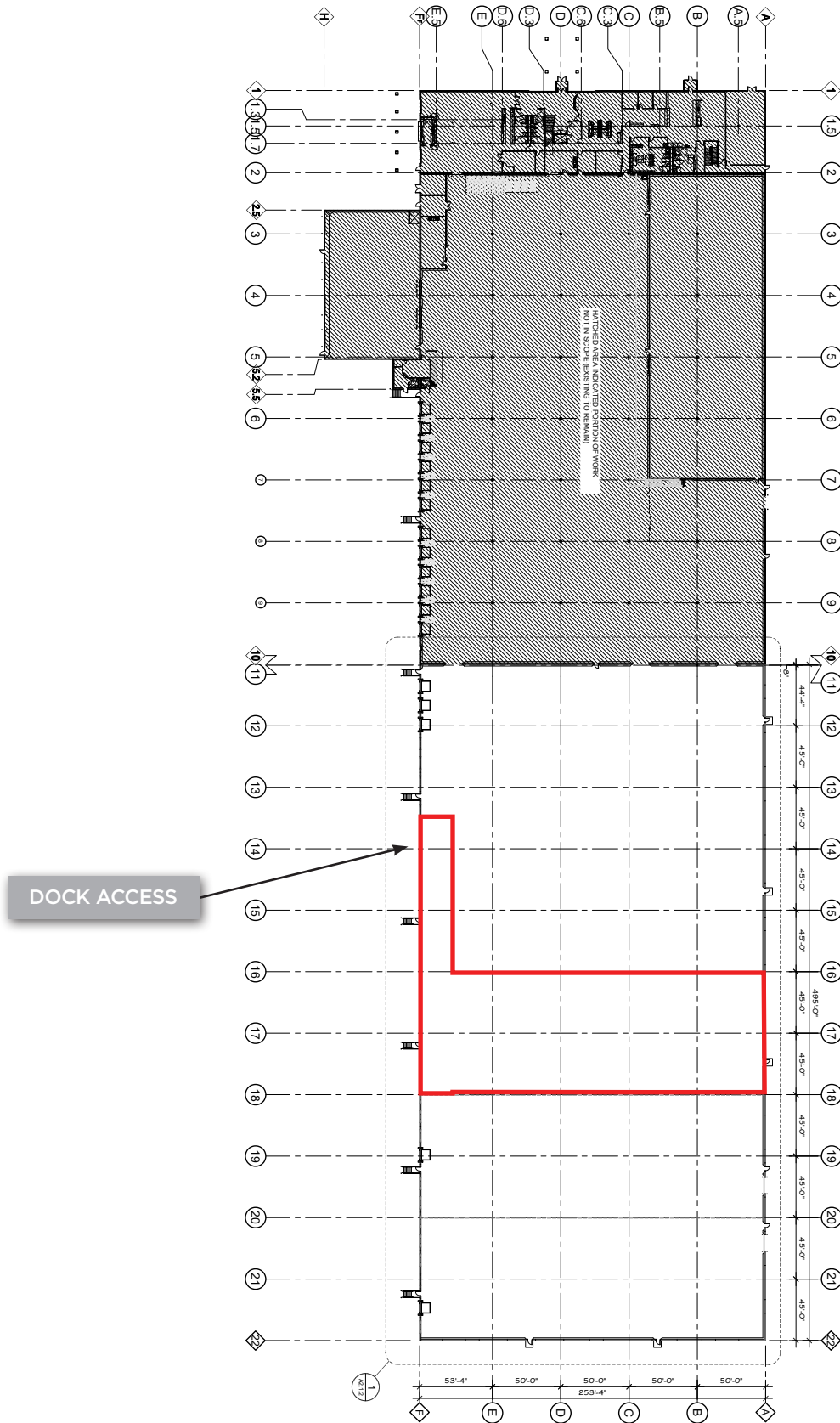
Clear Height: **32' to lowest structural member**
Dock High Doors: **9' x 11'**
Power: **277/480 V, 3 Phase;**
250 Amp 208/130 panel
Sprinkler: **ESFR**
Lighting: **LED**
Truck Court: **205' with 55' concrete apron**
Column Spacing: **45' x 50' with 53'-4" deep speed bay**
Semi-Truck Parking: **22 Stalls**
Parking Spaces: **20 Stalls**
Construction Type: **Insulated tilt-up concrete**
Temperature-controlled: **<70 degrees, >50 degrees**

BUILDING PHOTOS & SITE PLAN

4200 RONALD REAGAN BLVD. • JOHNSTOWN, CO 80534



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LOCATION

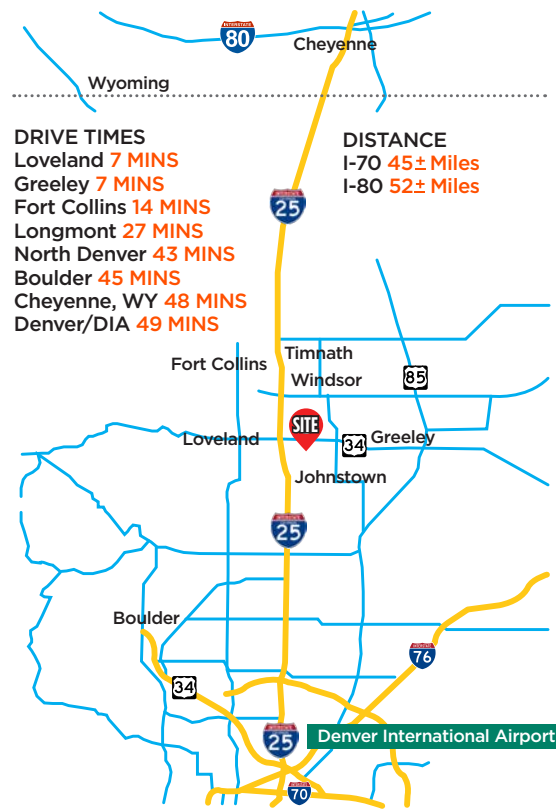
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PRIME LOCATION IN NORTHERN COLORADO:

- Immediate access to major highways - Interstate 25 and Highway 34
- Approximately equidistant from I-70 and I-80, along I-25 corridor
- Proven distribution location for companies such as: Walmart, Amazon, Swire Coca-Cola USA, Moison-Coors, US Auto Force and others



- Close proximity to an abundance of retailers, restaurants, employers, health care providers and other services



Fort Collins

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Loveland

200 E. 7th Street, Suite 418
Loveland, CO 80537
970.593.9900

Greeley

1711 61st Avenue, Suite 104
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