

FOR LEASE

IRONHORSE INDUSTRIAL PARK

SHOVEL READY SITES | UTILITIES TO SITES
HIGHWAY 34 AND HIGH PLAINS BLVD.

Johnstown, CO 80534



ABOUT IRON HORSE

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 and home to a regional FedEx distribution center and the Fiberspar Corporation. The well-designed 165 acre site is bordered by Great Western and Union Pacific railways, making it the perfect location for business requiring mobility and proximity to the Fort Collins-Loveland Municipal Airport, with easy on/off access to Interstates 25, 34 and 85.



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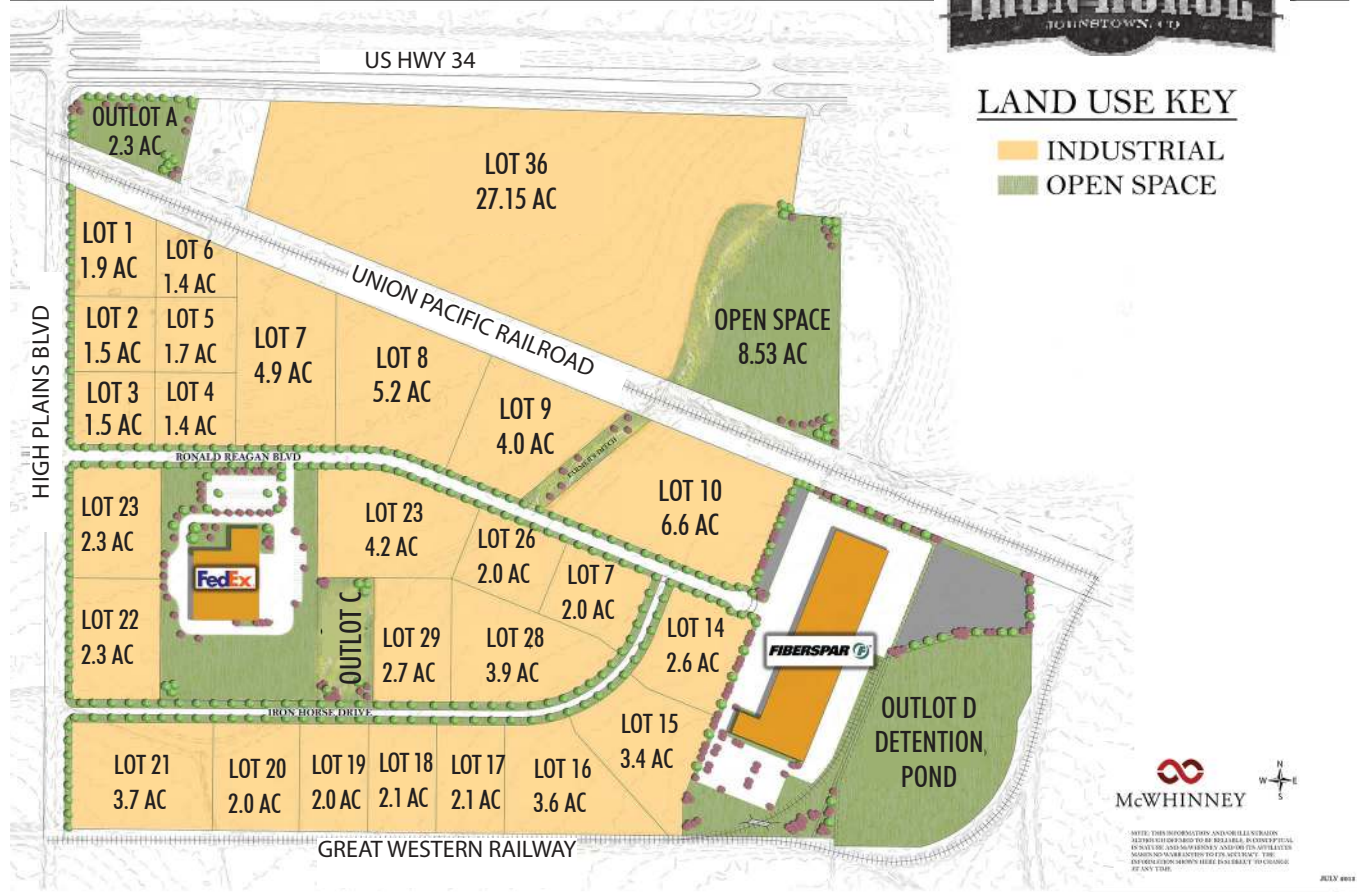

McWHINNEY

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ILLUSTRATIVE MASTER PLAN



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

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REGIONAL AERIAL



SHOVEL READY SITES!

Iron Horse is a 165 industrial park, developed by McWhinney, that incorporates connectivity, a diverse work force, thriving economy and stunning views to Colorado's front Range.

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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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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