New Construction IOS Asset

IRON HORSE BUSINESS PARK

3607 Ronald Reagan Blvd.
Johnstown, CO 80534

3607 Ronald Reagan Boulevard offers investors the opportunity to acquire Iron Horse Business Park, a 68,619 SF, 100% leased Class A industrial facility with dedicated fenced outdoor storage in Johnstown, Colorado. Strategically positioned in the I-25 and US-34 corridor roughly two miles east of the Interstate 25 and Highway 34 interchange, the Property gives tenants direct connectivity to Fort Collins, Loveland, Greeley and the north Denver metro along a corridor carrying approximately 138,000 vehicles per day. Developed in 2021 by McWhinney, one of Northern Colorado's most established developers, the Property sits on 6.6 acres and features 24' clear height, 14 drive-in doors, 126 parking spaces and 2.059 acres of useable fenced yard at 23% site coverage. The rent roll comprises three tenants, with Summit Fire Protection Co recently committed through December 2034 and the 34,062 SF anchor suite in place 22.65% below market, offering durable in-place cash flow with embedded mark-to-market upside at the 2029 roll.



ironhorsebusinesspark.com

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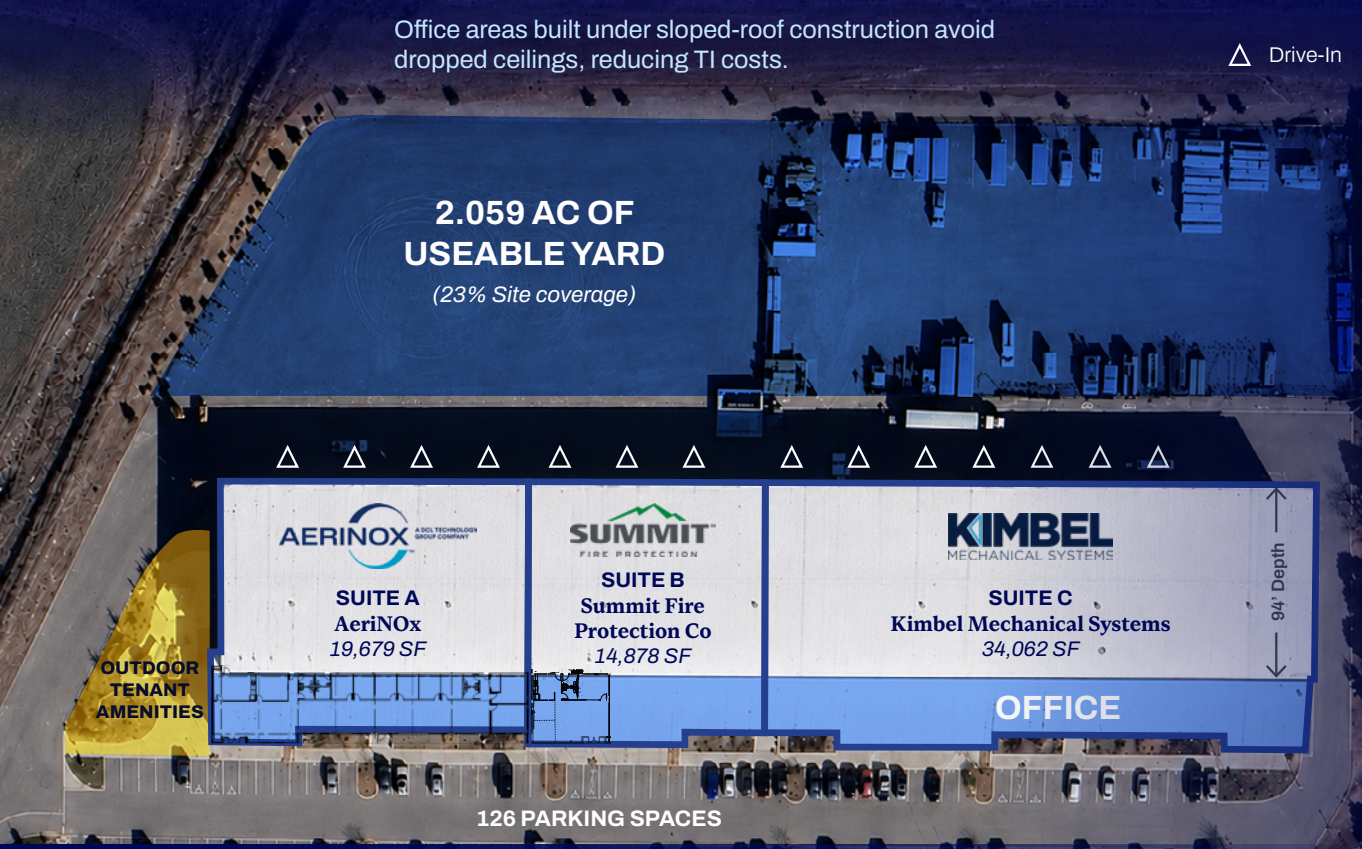
Iron Horse Business Park	1	68,619	6.6	2021	100%	3
	Building	Square Feet	Acres	Year Built	Occupied	Tenants

Investment Highlights

- Class A Industrial Outdoor Storage in a High-Image, Functional Asset
- Positioned at the I-25 and US-34 Interchange, the Crossroads of Northern Colorado
- Institutional Capital's Fastest-Growing Industrial Subsector
- Located in One of Northern Colorado's Most Pro-Business Municipalities
- Strong Projected Annual Population Growth Through 2031
- One of 13 Industrial assets 2015 or newer in the corridor

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