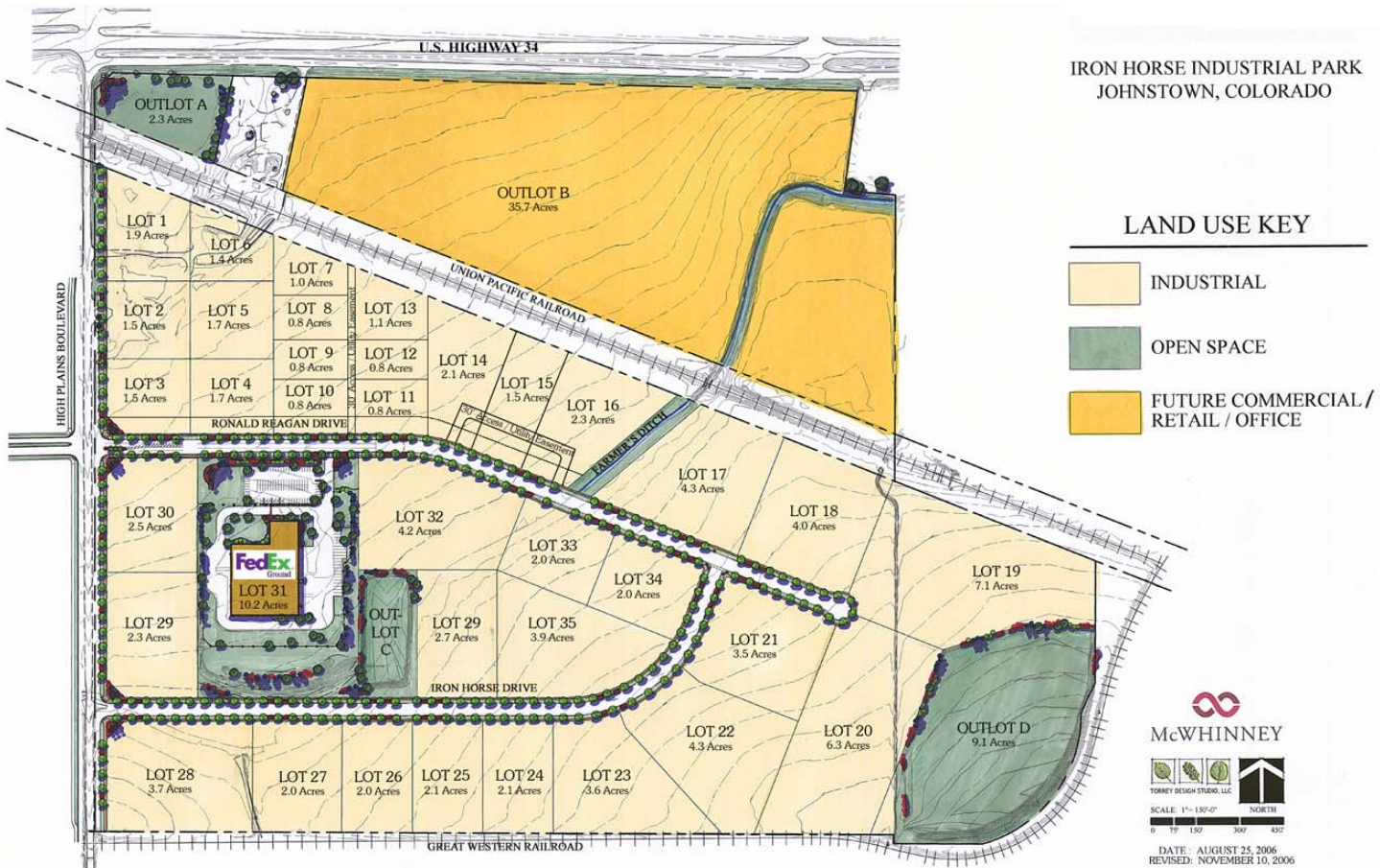


# Iron Horse Business Park

For Sale or  
Build to Suit



## Lot Information - Phase One

Lot 1	1.90 acres	available build-to-suit
Lot 2	1.50 acres	available build-to-suit
Lot 3	1.50 acres	available build-to-suit
Lot 4	1.70 acres	\$5.25/SF
Lot 5	1.70 acres	\$4.75/SF
Lot 6	1.40 acres	\$4.75/SF
Lot 7	1.0 acres	\$4.95/SF
Lot 8	.8 acres	\$4.95/SF
Lot 9	.8 acres	\$4.95/SF
Lot 10	.8 acres	\$5.25/SF
Lot 11	.8 acres	\$5.25/SF
Lot 12	.8 acres	\$4.95/SF
Lot 13	1.1 acres	\$4.95/SF
Lot 29	2.3 acres	sold
Lot 30	2.5 acres	sold
Lot 31	10.2 acres	sold

\* Lot sizes are adjustable

## Land Available

Iron Horse Business Park  
1-50 Acres

## Features

- Located on US Hwy 34 just east of I-25 in Johnstown, Colorado
- Excellent distribution, manufacturing and/or warehouse property
- Convenient I-25 access

## Contact

**Ron Kuehl**  
970.613.4562  
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**Tom Hall**  
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2725 Rocky Mountain Avenue, Suite 200  
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Information contained herein, while not guaranteed, is from sources we believe reliable.  
Price, terms, and information are subject to change. 08/29/07



# Iron Horse Business Park

For Sale or  
Build to Suit



## Land Available

Iron Horse Business Park  
1-50 Acres

## Bring Your Dream

Welcome to a place where dreams get built! That's our job, and as a full-service real estate development company, we take big dreams and bring them to life. With McWhinney you have someone who listens with an open mind and brings a holistic, sustainable vision to every project – from multi-use communities to single buildings.

Here you have access to a complete range of services under one roof, as well as to the best and brightest people in the industry. Whether you are planning to build your corporate headquarters and need room to grow or want a unique specialized tenant finish building with long-range capacity for flexibility, McWhinney can help. Bring your dream – let's build it together.

## Iron Horse

Strategically located in one of the fastest-growing regions in the country, Iron Horse is a 165-acre development planned to incorporate commercial, retail, and industrial uses.

Businesses choosing to locate at Iron Horse will find excellent access to transportation routes and a cohesive, well-planned business park competitively priced.

Bring your dream to McWhinney today and let's bring it to life!

## Contact

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## Demographics

25-Mile Radius      50-Mile Radius

2006 Population	567,181	2,029,083
2011 Projection	628,659	2,146,252
2005 Average Household Income	\$77,121	\$77,121
1990-2000 Population Growth Rate	35.3%	26.6%

Source: Metrostudy March, 2007

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