

OFFERING MEMORANDUM



KEY INVESTMENT HIGHLIGHTS & PROPERTY FEATURES



Sale Price: \$22,000,000 (\$324.06/SF)



44 Flex Units - Individually Condoed for Unit Sales/Leasing
Building A + B: 67,887 SF Total



Newly Built in 2024



Direct Access to I-25 and Quick Access to US-34

Traffic Counts ([fcgov.com](https://www.fcgov.com)):

- I-25 North of US-34: Approx. 82,000 VPD
- I-25 at US-34 Exit: Approx. 47,000 VPD
- US-34 East of Thompson Pkwy: Approx. 51,000 VPD



DISCLOSURE AND CONFIDENTIALITY AGREEMENT

The information contained within the following offering memorandum is exclusive and strictly confidential. No person, other than as provided for herein, has been authorized to give any information or to make any representations other than those contained in this memorandum in connection with the offer being made hereby, and if given or made, such information or representation must not be relied upon as having been authorized by Waypoint Real Estate, LLC.

This offering memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Waypoint Real Estate, LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial improvements, the presence or absence of contaminating substances, pcb's or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this investment offering has been obtained from sources. All potential buyers are responsible to take appropriate measures to verify all of the information set forth herein.

Contact Waypoint Real Estate, LLC for any property showings or for more information.

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CONTACT

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EXECUTIVE SUMMARY

Premier FLEX

Waypoint Real Estate presents the exclusive opportunity to acquire PremierFlex, a new, high-quality 44-unit flex-industrial development in Johnstown, Colorado. Located at 5378 & 5388 Ronald Reagan Blvd, this property combines modern warehouse, light industrial, and customizable workspaces in one of Northern Colorado's fastest-growing commercial corridors.

Investment Highlights:

- Prime Location – Positioned near I-25 with strong regional demand and a growing business community.
- Top-Tier Construction – Heated/air-conditioned units with 14' x 14' overhead doors, LED lighting, tankless water heaters, and 20'+ ceilings.
- Flexible Unit Sizes – Ranging from 1,406 to 2,720 SF, ideal for small businesses, logistics, e-commerce, or personal warehouse use.
- Bulk Sale Offering – Available for \$22,000,000, this turnkey, professionally managed asset is poised for immediate returns.
- Customizable Spaces – Options for upgrades like epoxy floors, wet bars, mezzanines, and more. PremierFlex offers a rare chance to acquire a modern, well-located flex-industrial asset with strong leasing and ownership appeal.

Price:	\$22,000,000
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Price/SF:	\$324.06/SF
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Address:	5378 & 5388 Ronald Reagan Blvd Johnstown, CO 80534
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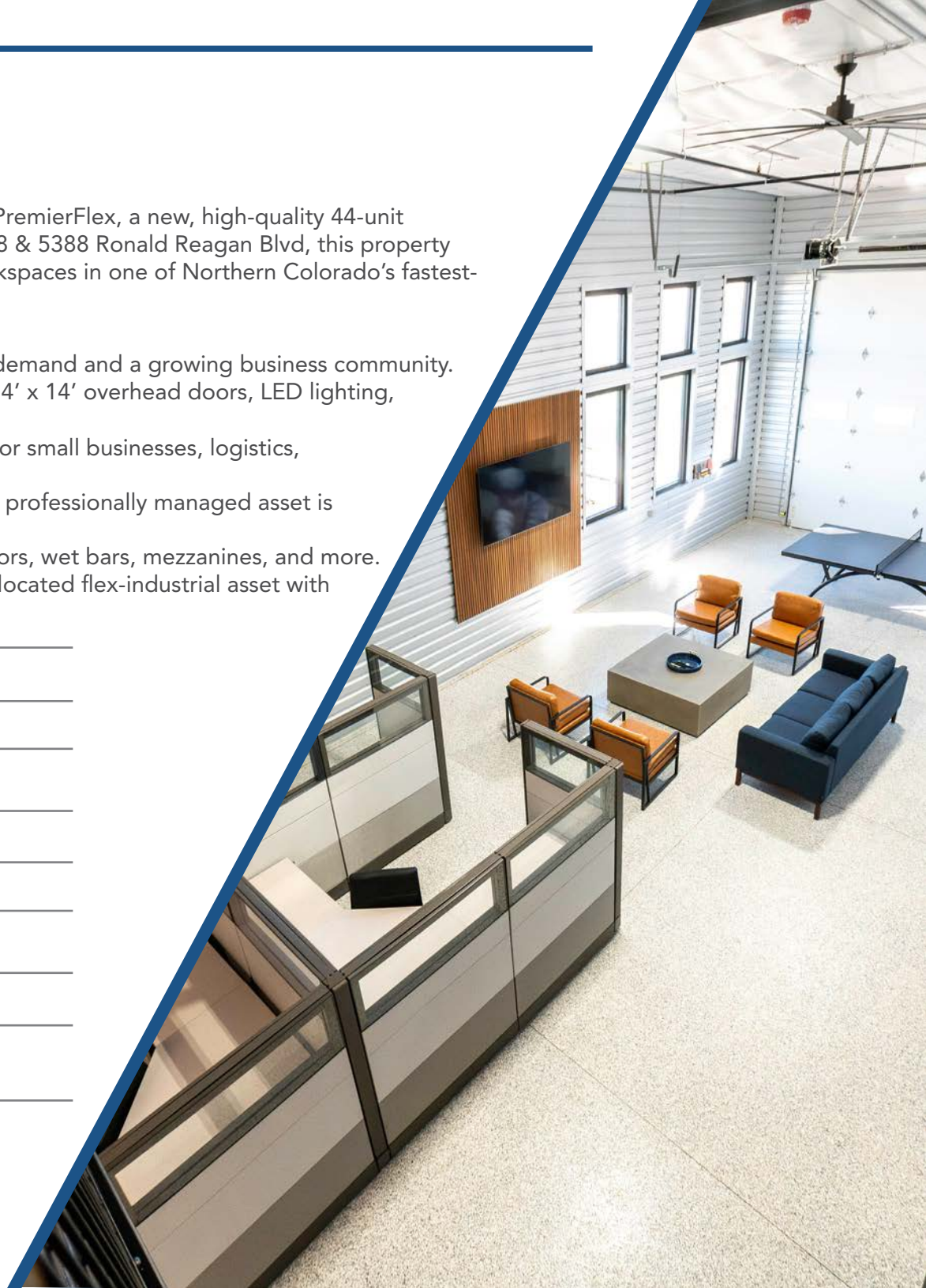
County:	Larimer
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Zoning:	MU (Mixed-Use)
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Site Square Footage:	4.69 Acres
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Building Square Footage:	67,887 SF
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Unit Occupancy	Sold: 2 units Leased: 1 unit
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PROPERTY LAYOUT

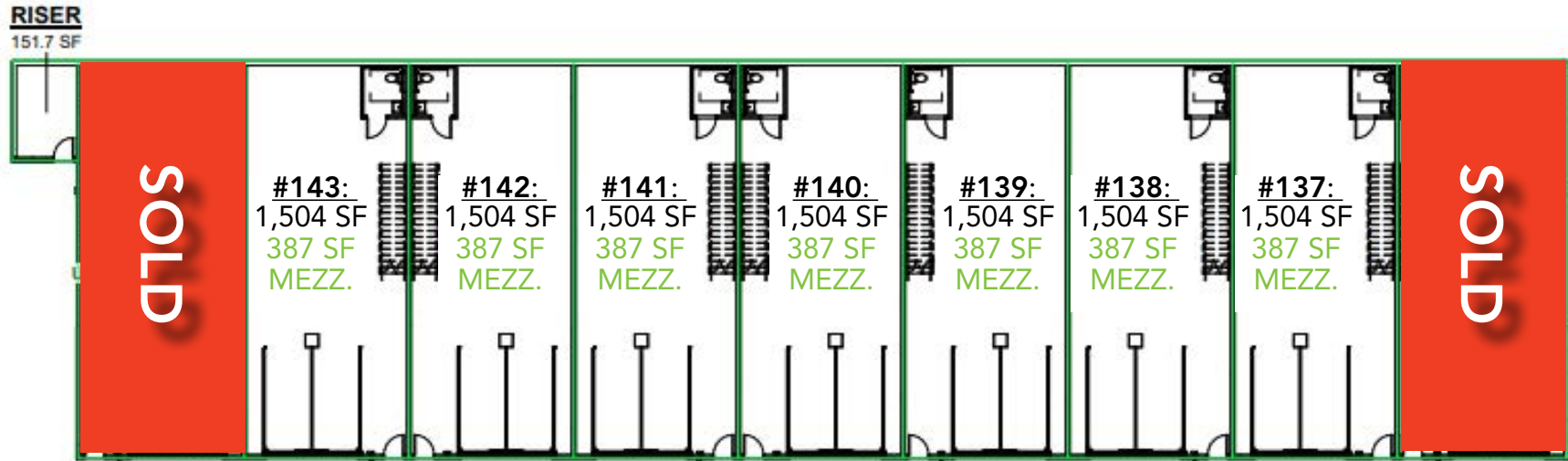


REGIONAL POSITIONING



AVAILABLE UNITS

BUILDING A

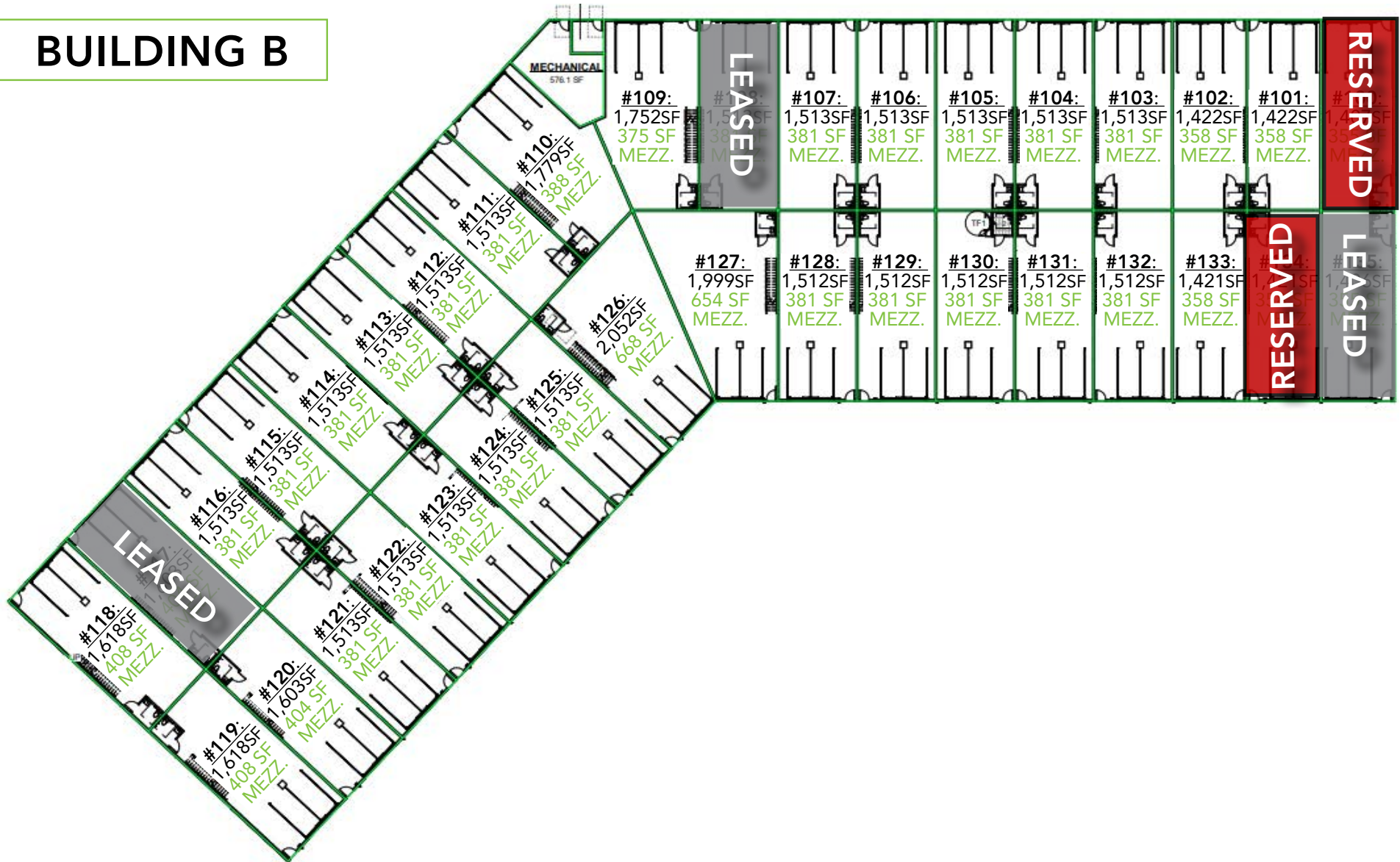


Individually Condoed for Unit Sales/Leasing

AVAILABLE UNITS

Individually Condoed for Unit Sales/Leasing

BUILDING B



UNIT PHOTOS

Premier  **FLEX**

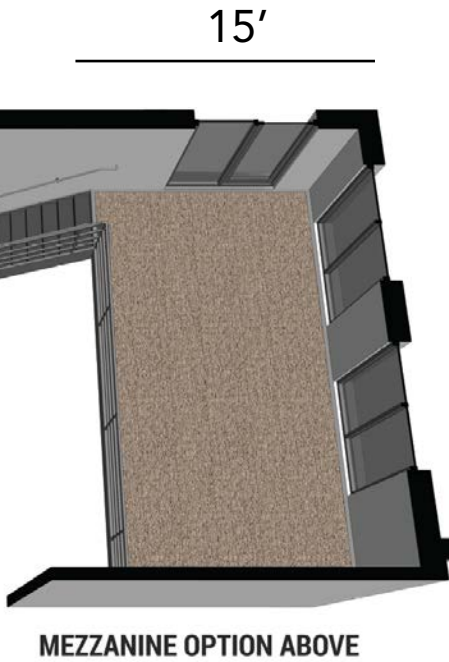
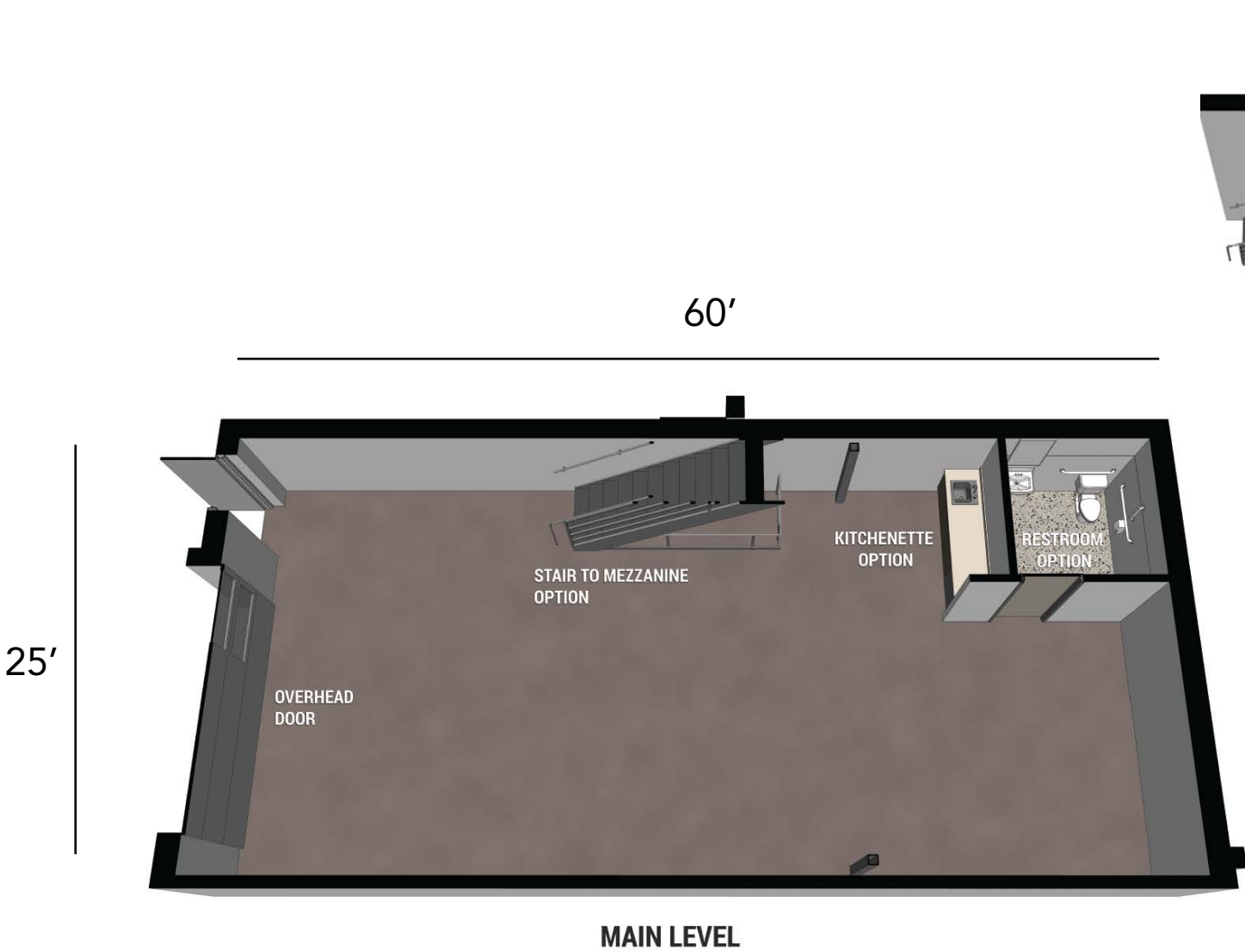


AERIAL PHOTOS

Premier  **FLEX**



UNIT LAYOUT



AREA MAP

Premier  FLEX



Premier FLEX

PREMIERFLEXSPACE.COM

PREMIERFLEX @ 2534

5378 & 5388 RONALD REAGAN BLVD
JOHNSTOWN, CO 80634



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