

NEW YEAR PROMOTION!

Premier  **FLEX**



Secure up
to \$10K in
closing costs!

A timely
advantage for
savvy investors.

PERSONAL/BUSINESS WAREHOUSE FOR SALE OR LEASE

LOCATION: 5378 & 5388 Ronald Reagan Blvd
Johnstown CO 80534

SIZING: 1,406 SF - 2,720

AVAILABLE UNITS: 40 Units

LEASE RATE: \$19.75/SF NNN
Lease to Purchase Option - Contact

NO GROUND LEASE!

Contact broker for more information
Broker co-op fee offered - to be disclosed & agreed upon at time of contract



SITE MAP

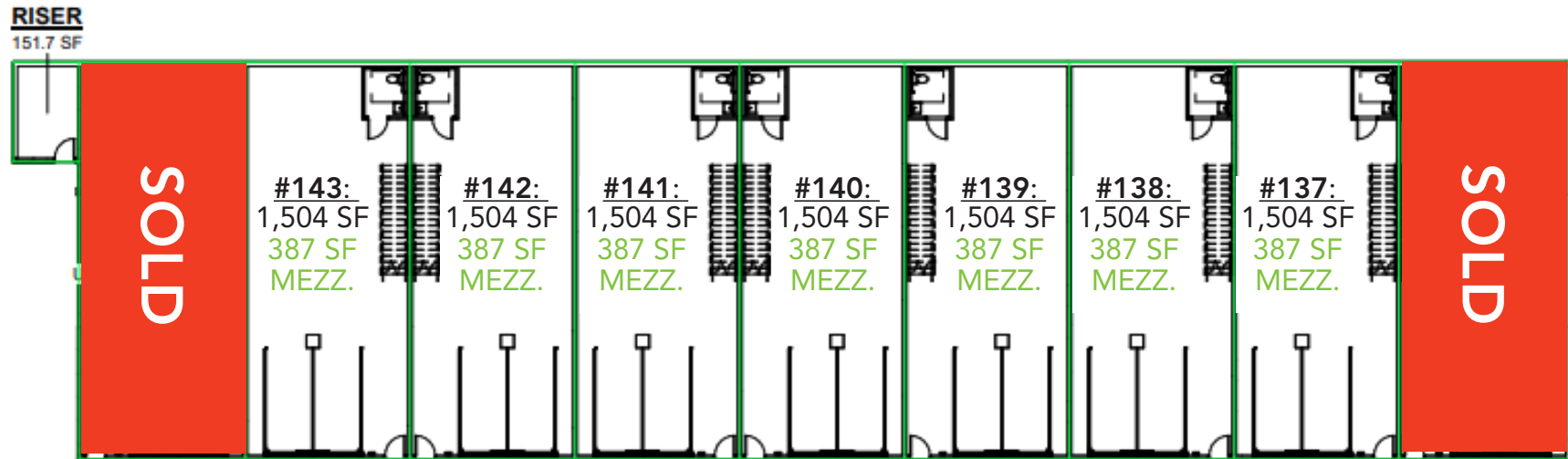


VICINITY MAP

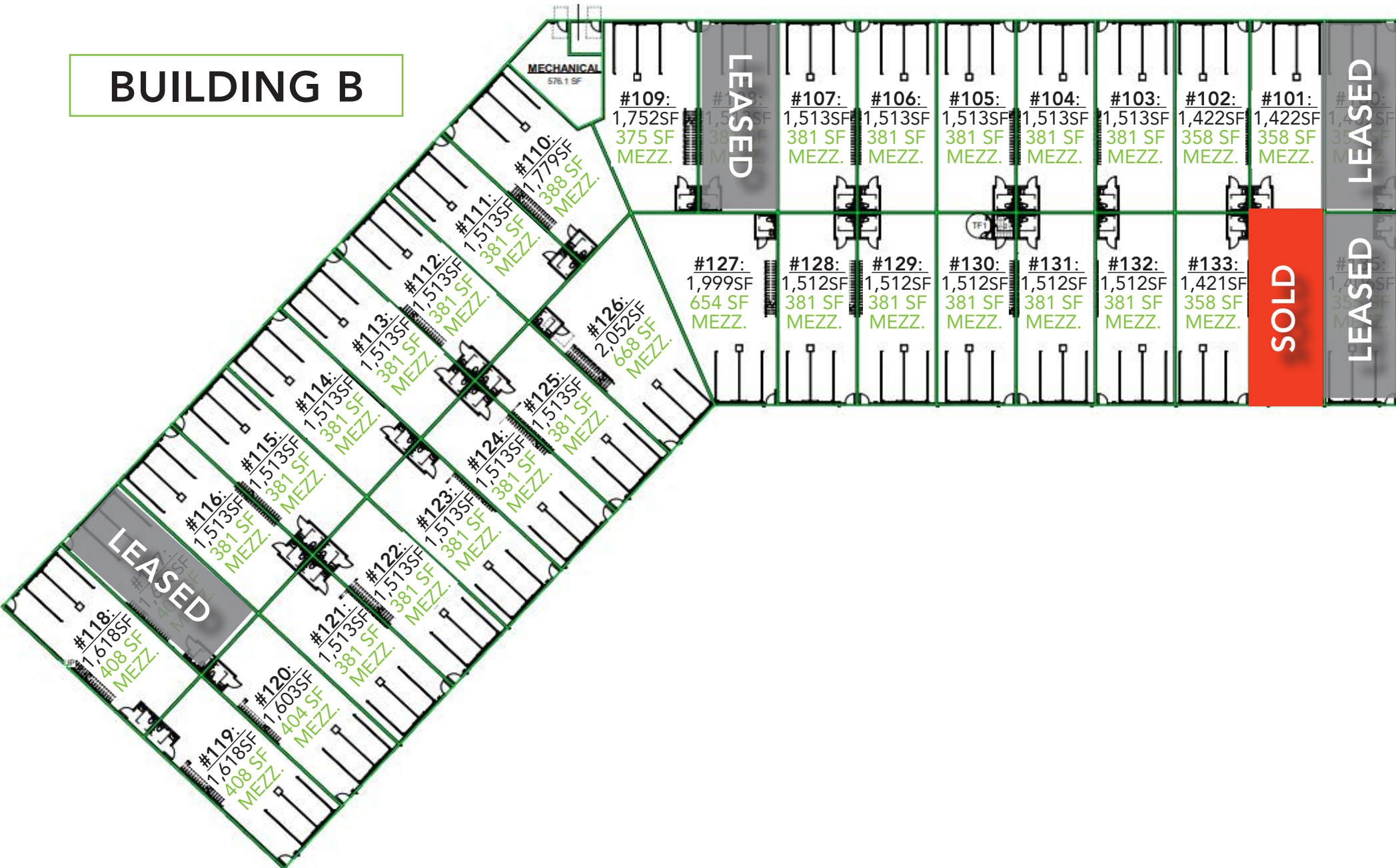
-  Available Units
-  Leased
-  Reserved
-  Sold



BUILDING A



BUILDING B



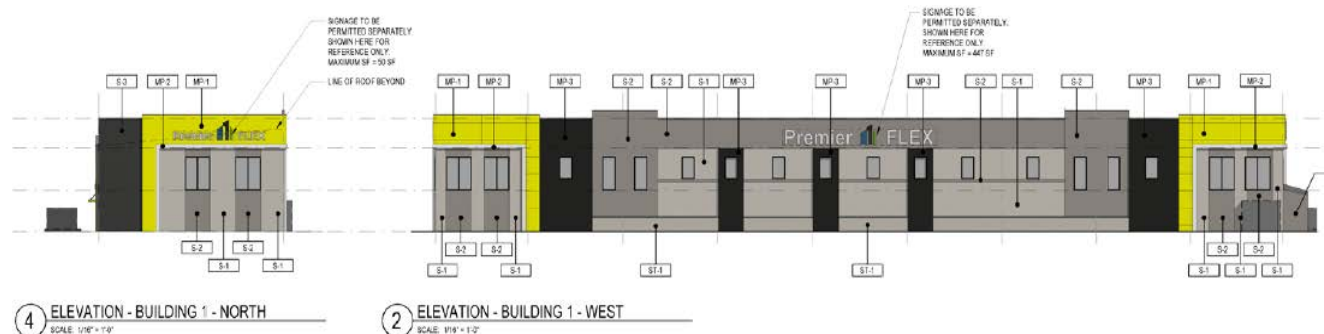
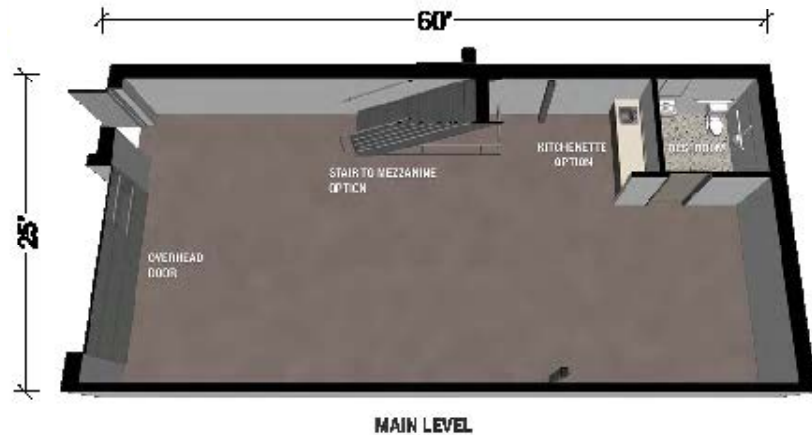
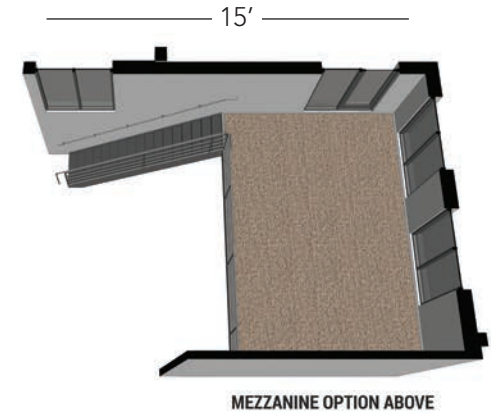
KEY FEATURES

GENERAL INCLUSIONS

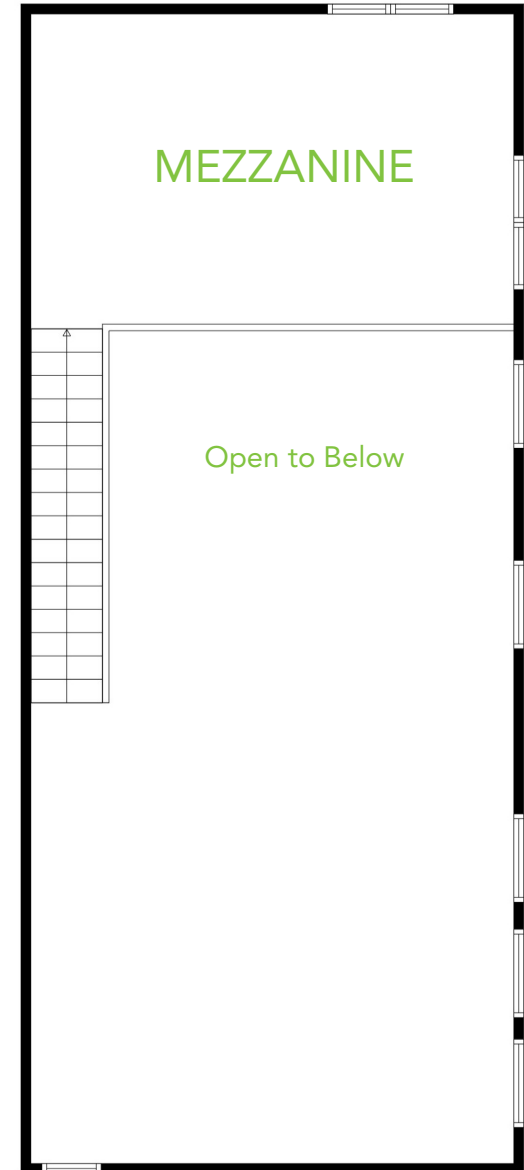
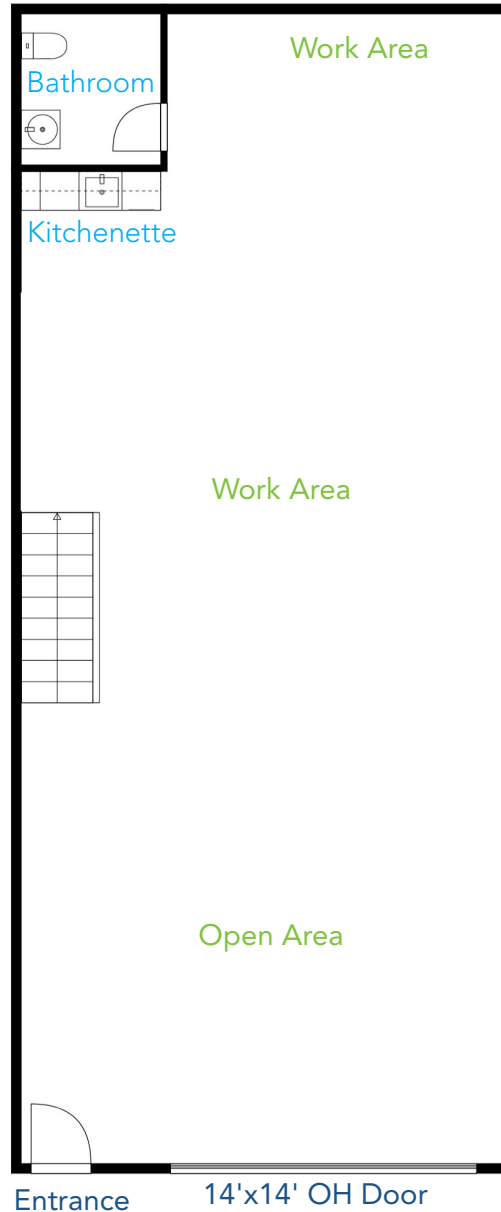
- Heated and air conditioned
- 14' x 14' overhead doors
- 100 Amp 120/208v 3-Phase electrical panel
- Ceiling height is 20' minimum, slopes up to 24'
- Bathroom included in each unit
- Wide drive aisles
- LED - Energy Efficient Lighting
- Electric & tankless water heater
- Mezzanine / Loft

CUSTOMIZATION OPTIONS

- Epoxy coated floors
- Wet Bar / Sink
- Oversized Ceiling Fans
- Interior Finishes and/or Buildout to Suit



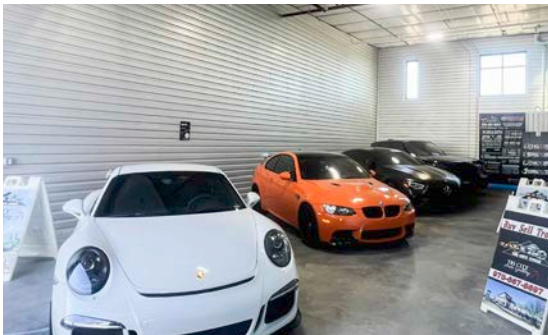
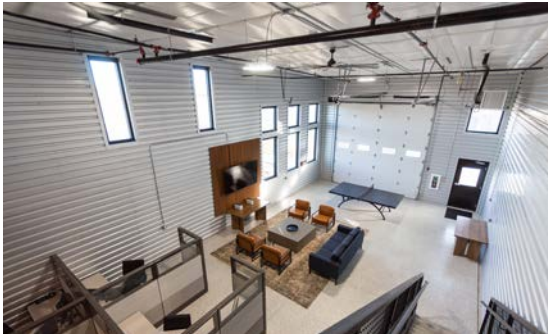
UNIT FLOOR PLAN WITH MEZZANINE



UNIT FLOOR PLAN WITHOUT MEZZANINE



KEY FEATURES



FINANCING

Choose your lender or finance your purchase through Premier Flex's preferred project lender

OWNERSHIP

Get the true benefits of ownership -
Own your unit without encumbrances:
no ground lease

RESALE VALUE

Why pay a landlord rent every month?
Pay yourself and benefit from long
term appreciation offered by this
A+ location

INVESTMENT

Your investment is protected
through a professionally managed
association and condo documents
that tightly control the quality of
uses within the project

UNIT PRICING *WITHOUT* MEZZANINE*

UNIT	SIZE (SF)	SALE PRICE
100	1,407	LEASED
101	1,422	\$452,679.48
102	1,422	\$452,679.48
103	1,513	\$481,648.42
104	1,513	\$481,648.42
105	1,513	\$481,648.42
106	1,513	\$481,648.42
107	1,513	\$481,648.42
108	1,513	LEASED
109	1,752	\$557,731.68
110	1,779	\$566,326.86
111	1,513	\$481,648.42
112	1,513	\$481,648.42
113	1,513	\$481,648.42
114	1,513	\$481,648.42
115	1,513	\$481,648.42
116	1,513	\$481,648.42
117	1,603	LEASED
118	1,618	\$515,074.12
119	1,618	\$515,074.12
120	1,603	\$510,299.02
121	1,513	\$481,648.42
122	1,513	\$481,648.42
123	1,513	\$481,648.42
124	1,513	\$481,648.42
125	1,513	\$481,648.42

UNIT	SIZE (SF)	SALE PRICE
126	2,052	\$653,233.68
127	1,999	\$636,361.66
128	1,512	\$481,330.08
129	1,512	\$481,330.08
130	1,512	\$481,330.08
131	1,512	\$481,330.08
132	1,512	\$481,330.08
133	1,421	\$452,361.14
134	1,421	SOLD
135	1,406	LEASED
136	1,549	SOLD
137	1,504	\$478,783.36
138	1,504	\$478,783.36
139	1,504	\$478,783.36
140	1,504	\$478,783.36
141	1,504	\$478,783.36
142	1,504	\$478,783.36
143	1,504	\$478,783.36
144	1,519	SOLD

*Mezzanines can be an add option of \$105 / SF
Mezzanine sizes vary depending on size of unit

AREA MAP



Premier FLEX

5378 & 5388 Ronald Reagan Blvd, Johnstown CO 80534





PROPERTY DETAILS

SITE DETAILS

Zoning	MU - Mixed Use
Acres	4.69
Parcel #	8515146127

CONSTRUCTION

Structure	Steel
Total Building Size	67,887 SF
Heat Type	Gas
Air Conditioning	Yes
Power	100 Amp 120/208v 3-Phase electrical panel
Overhead Door(s)	14'x14'
Clear Height	20' min, slopes up to 24'

SAFETY SYSTEMS

Fully Sprinkled	Yes
Security System	No

BUILDING AMENITIES

Monument Signage	Yes
Building Signage	No
Kitchenette	Optional
Restroom Count	(1) included in each unit
EV Charging Station	Can be added
Gym	Optional

UTILITY PROVIDERS

Electric	Xcel Energy
Gas	Xcel Energy
Water & Sewer	City of Loveland
Trash	Ram Waste
Internet	TDS Internet

DEMOGRAPHICS & TRAFFIC

Median HH Income	\$117,008 (1 mile radius)*
Traffic Count	50,312 approx VPD on US 34 HWY; CR 58 & I-25*

*Last Measured 2024 | Source: CoStar 2026

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Receive up
to \$10,000 in
developer-paid
closing costs!



Contact:

Marc Robson

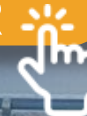
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WEBSITE



LIFESTYLE
TOUR



waypoint
REAL ESTATE

The information contained in this offering has been obtained from sources believed to be reliable, however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.