PRICE IMPROVEMENT!

Premier FLEX

Units Now Available for $240/SF



PERSONAL/BUSINESS WAREHOUSE FOR SALE OR LEASE

LOCATION:	5378 & 5388 Ronald Reagan Blvd Johnstown CO 80534
SIZING:	1,406 SF - 2,720
AVAILABLE UNITS:	36 Units
LEASE RATE:	$16.00/SF NNN Lease to Purchase Option - Contact

NEW LEASE RATE!

$16.00/SF

NO GROUND LEASE!

Contact broker for more information

Broker co-op fee offered - to be disclosed & agreed upon at time of contract

waypoint REAL ESTATE

Premier FLEX

5378 & 5388 Ronald Reagan Blvd, Johnstown CO 80534

OPTION TO COMBINE UNITS FOR MORE SPACE

SITE MAP



VICINITY MAP

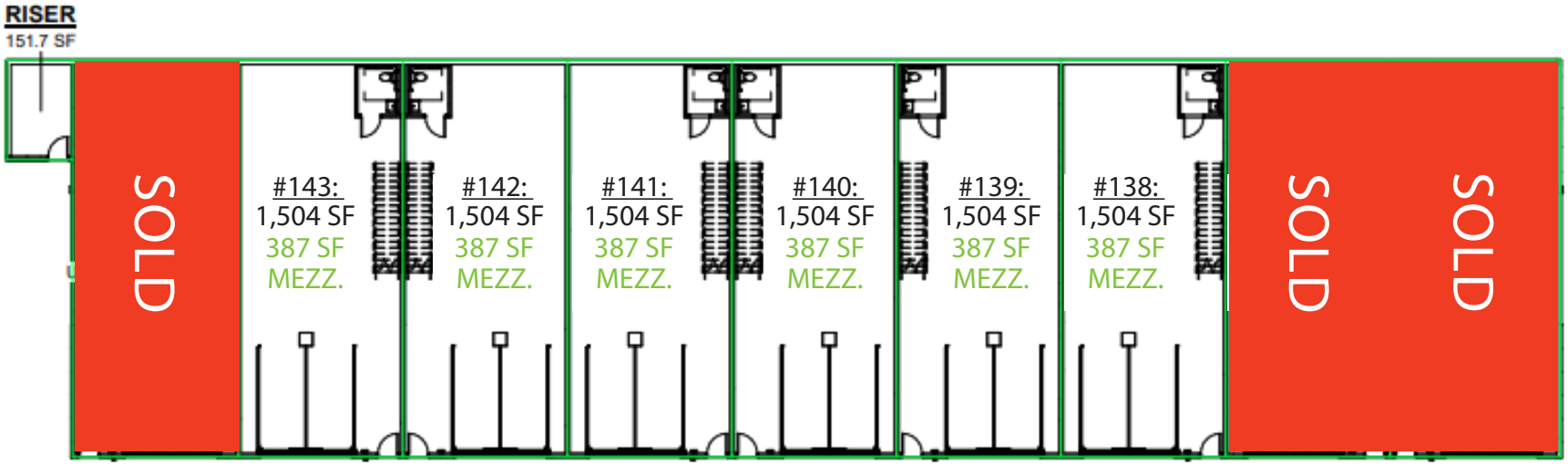


- Available Units
- Leased
- Reserved
- Sold

waypoint REAL ESTATE

MARC ROBSON
125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • www.waypointRE.com

BUILDING A

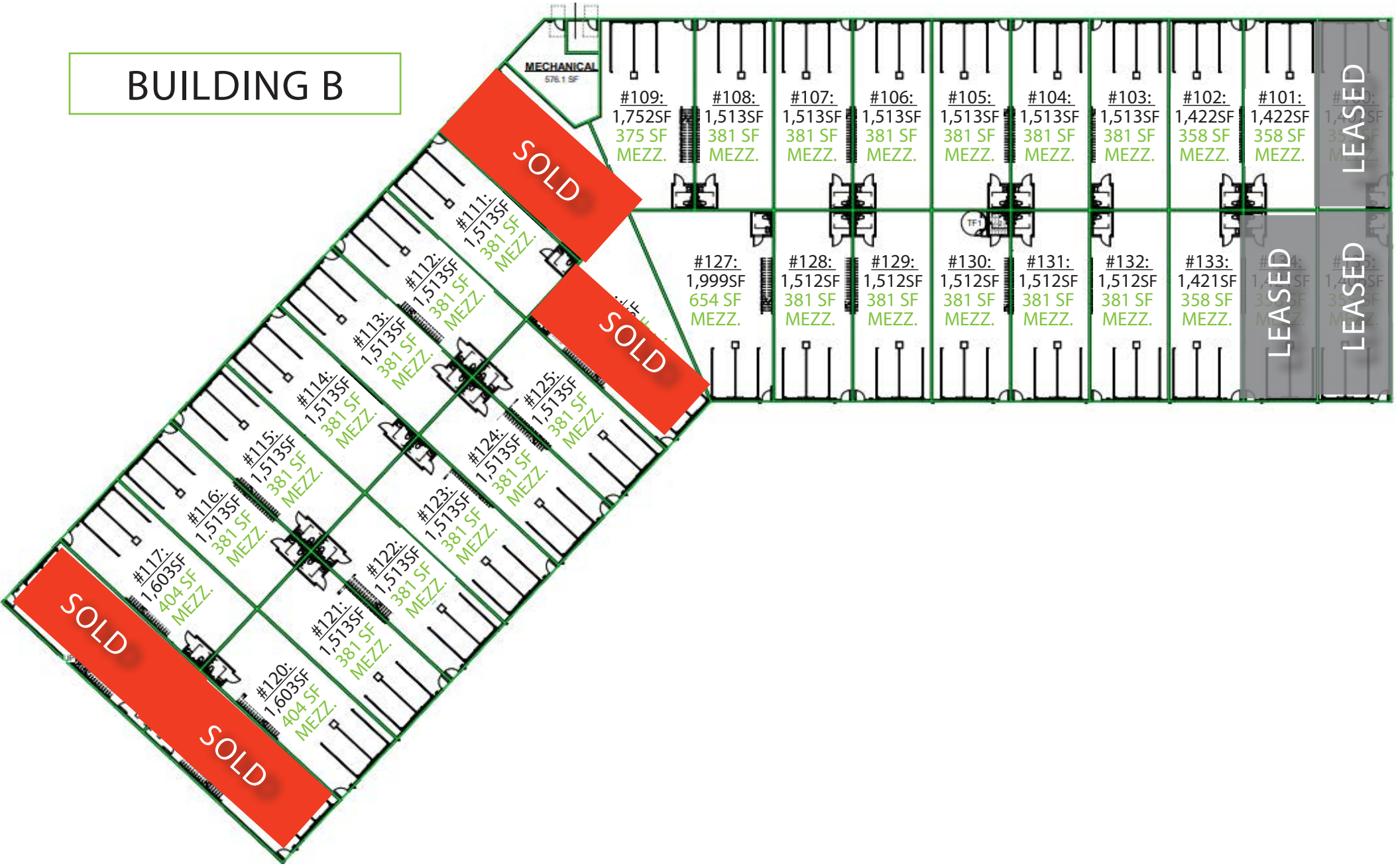


MARC ROBSON
125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • www.waypointRE.com

Premier FLEX

5378 & 5388 Ronald Reagan Blvd, Johnstown CO 80534

BUILDING B



MARC ROBSON

125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • www.waypointRE.com

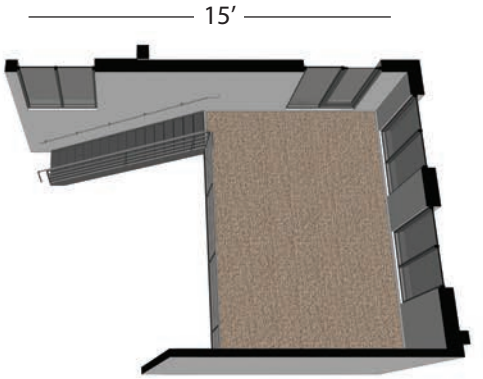
Premier FLEX

5378 & 5388 Ronald Reagan Blvd, Johnstown CO 80534

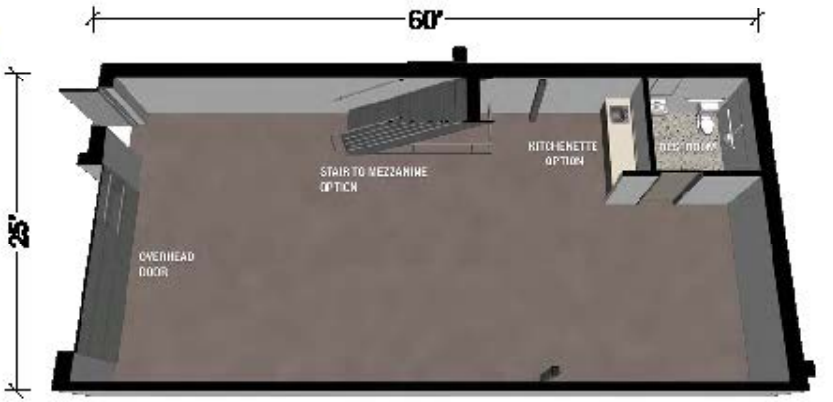
KEY FEATURES

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



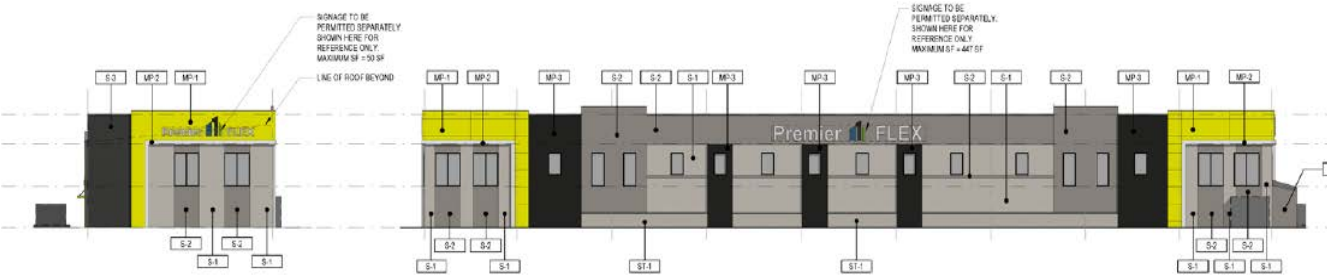
MEZZANINE OPTION ABOVE



MAIN LEVEL

CUSTOMIZATION OPTIONS

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



4 ELEVATION - BUILDING 1 - NORTH

2 ELEVATION - BUILDING 1 - WEST

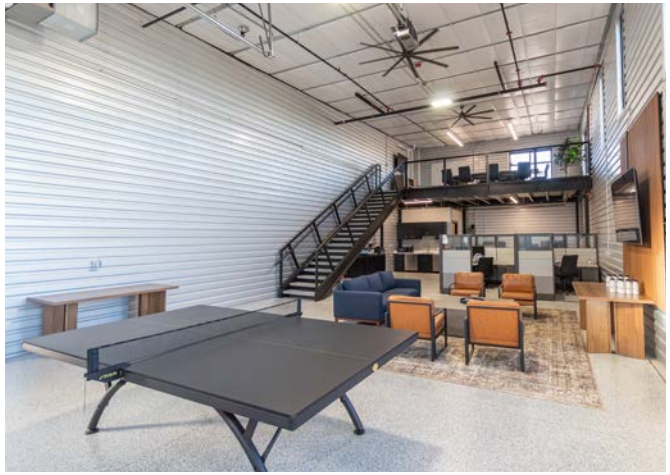
waypoint REAL ESTATE

MARC ROBSON
125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • www.waypointRE.com

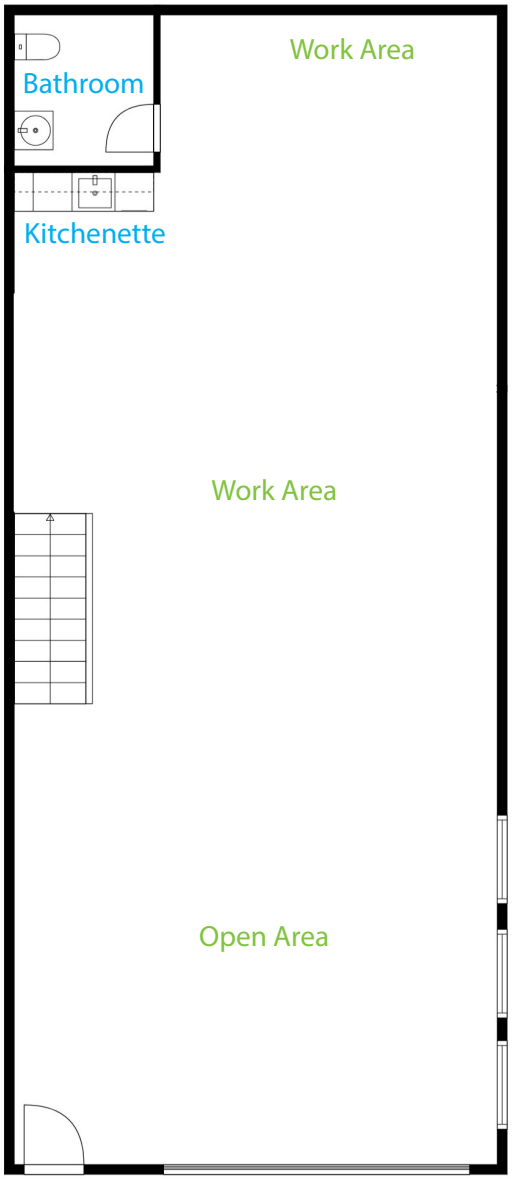
Premier FLEX

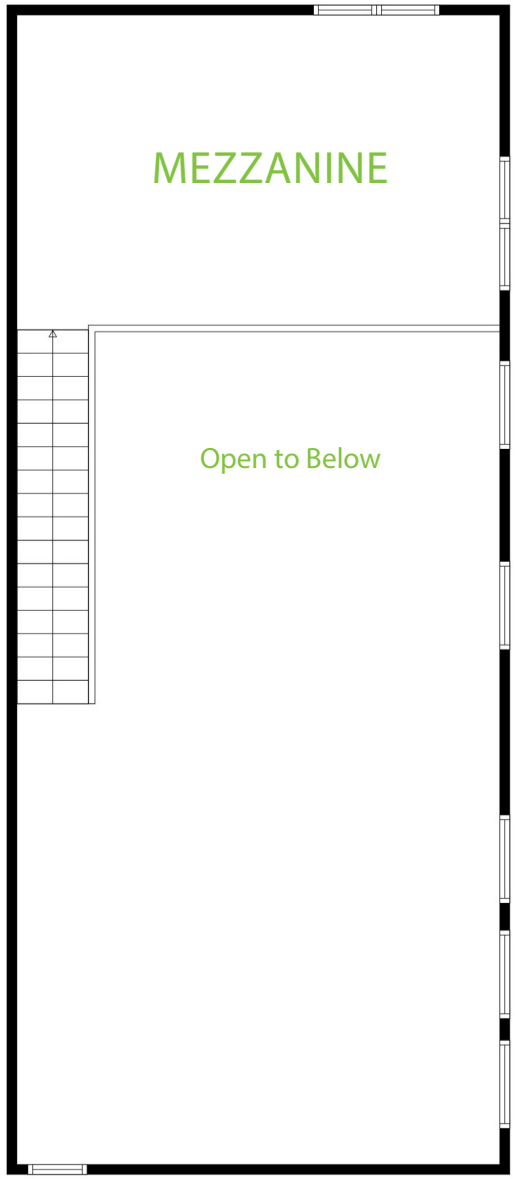
5378 & 5388 Ronald Reagan Blvd, Johnstown CO 80534

UNIT FLOOR PLAN WITH MEZZANINE









waypoint REAL ESTATE

MARC ROBSON
125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • www.waypointRE.com

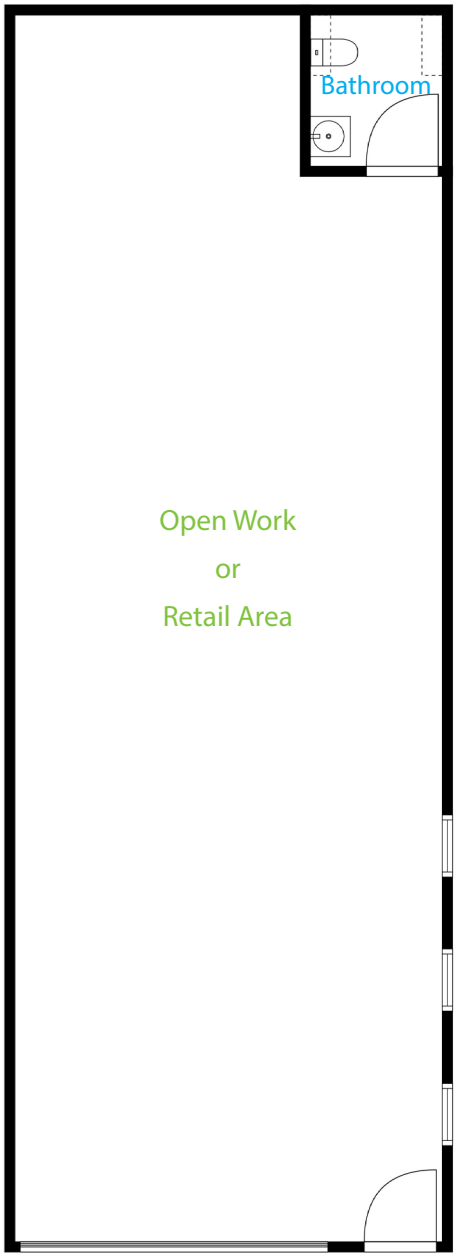
Premier FLEX

5378 & 5388 Ronald Reagan Blvd, Johnstown CO 80534

UNIT FLOOR PLAN
WITHOUT MEZZANINE







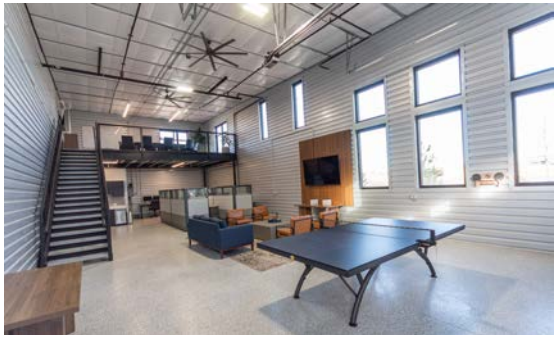
waypoint REAL ESTATE

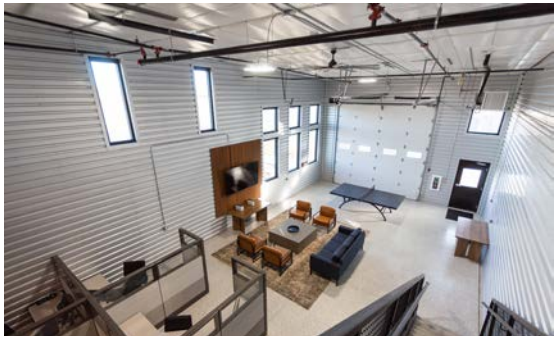
MARC ROBSON
125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • www.waypointRE.com

Premier FLEX

5378 & 5388 Ronald Reagan Blvd, Johnstown CO 80534

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

waypoint REAL ESTATE

Premier FLEX

5378 & 5388 Ronald Reagan Blvd, Johnstown CO 80534

UNIT PRICING WITHOUT MEZZANINE*

Unit	Size (SF)	Sale Price
100	1407	LEASED
101	1422	$341,280
102	1422	$341,280
103	1513	$363,120
104	1513	$363,120
105	1513	$363,120
106	1513	$363,120
107	1513	$363,120
108	1513	$363,120
109	1752	$420,480
110	1779	SOLD
111	1513	$363,120
112	1513	$363,120
113	1513	$363,120
114	1513	$363,120
115	1513	$363,120
116	1513	$363,120
117	1603	$384,720
118	1618	SOLD
119	1618	SOLD
120	1603	$384,720
121	1513	$363,120
122	1513	$363,120
123	1513	$363,120
124	1513	$363,120

Unit	Size (SF)	Sale Price
126	2052	SOLD
127	1999	$479,760
128	1512	$362,880
129	1512	$362,880
130	1512	$362,880
131	1512	$362,880
132	1512	$362,880
133	1421	$341,040
134	1421	LEASED
135	1406	LEASED
136	1549	SOLD
137	1504	SOLD
138	1504	$360,960
139	1504	$360,960
140	1504	$360,960
141	1504	$360,960
142	1504	$360,960
143	1504	$360,960
144	1519	SOLD

*Mezzanines can be an add option of $145 / SF
Mezzanine sizes vary depending on size of unit

MARC ROBSON
125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • www.waypointRE.com

Premier FLEX

5378 & 5388 Ronald Reagan Blvd, Johnstown CO 80534

AREA MAP



MARC ROBSON
125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • www.waypointRE.com

Premier FLEX

5378 & 5388 Ronald Reagan Blvd, Johnstown CO 80534







waypoint REAL ESTATE

MARC ROBSON
125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • www.waypointRE.com

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

PRICE IMPROVEMENT!

Premier FLEX

Units Now Available for $240/SF



Contact:

Marc Robson
970-215-4438
mrobson@waypointRE.com

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.