

# 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



### SITE MAP

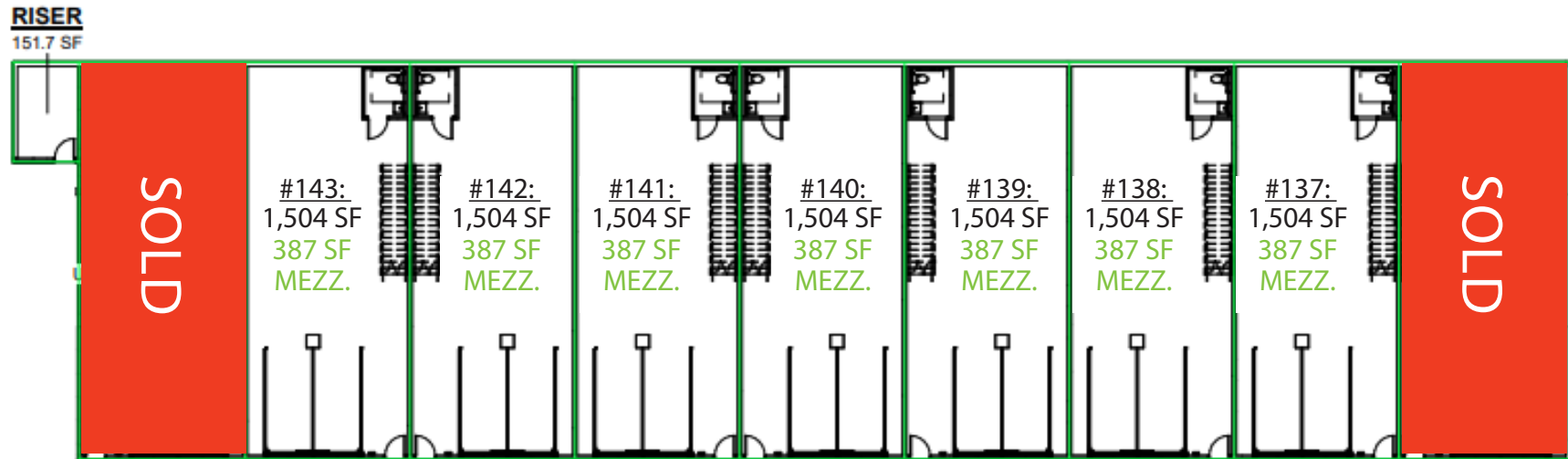


VICINITY MAP

- Available Units
- Leased
- Reserved
- Sold



## BUILDING A



## BUILDING B



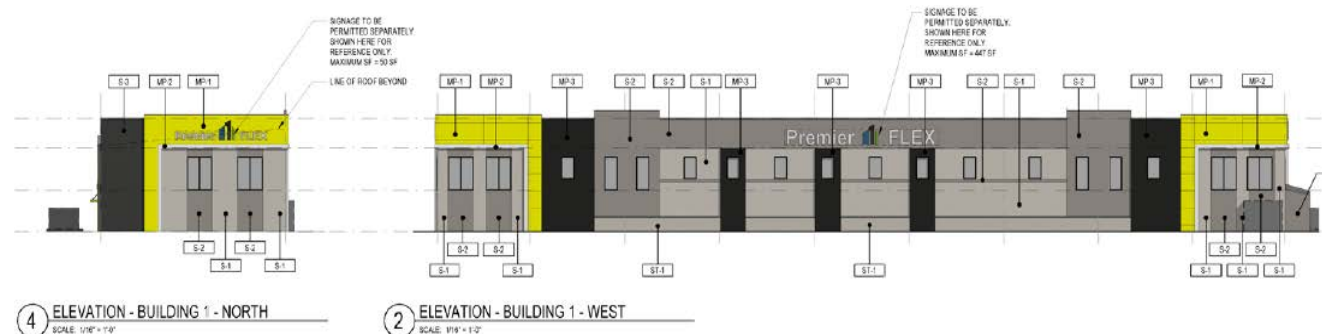
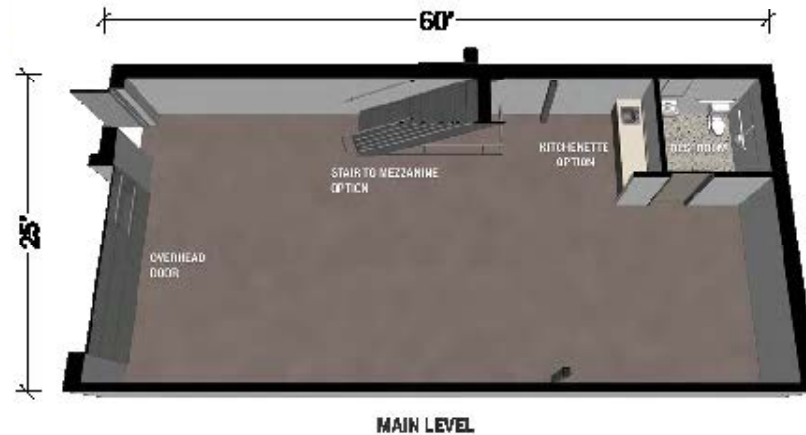
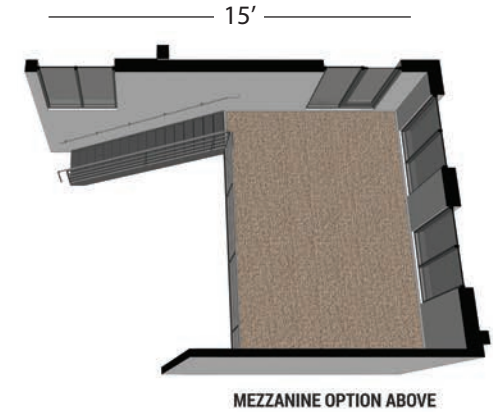
## KEY FEATURES

### GENERAL INCLUSIONS

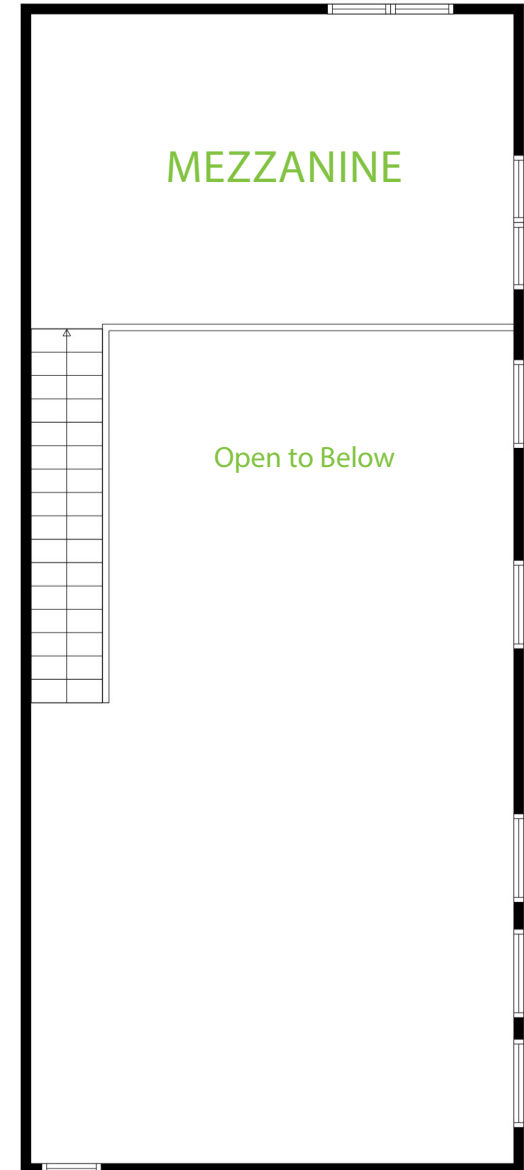
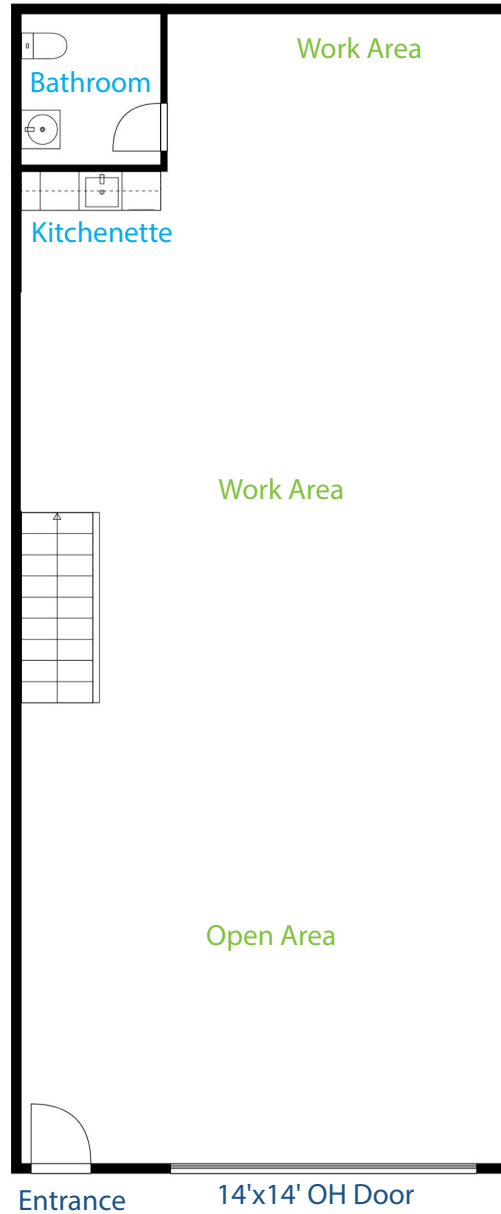
- Heated and air conditioned
- 14' x 14' overhead doors
- 100 Amp 120/208v 3-Phase electrical panel
- Ceiling height is 20' minimum, slopes up to 24'
- Bathroom included in each unit
- Wide drive aisles
- LED - Energy Efficient Lighting
- Electric & tankless water heater
- Mezzanine / Loft

### CUSTOMIZATION OPTIONS

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



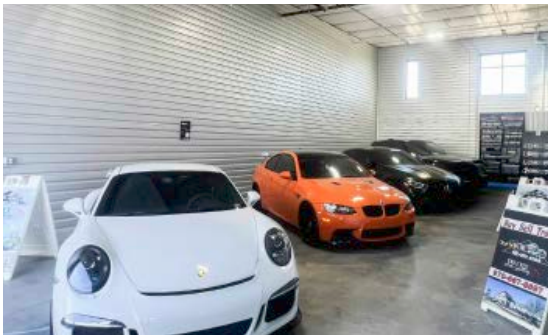
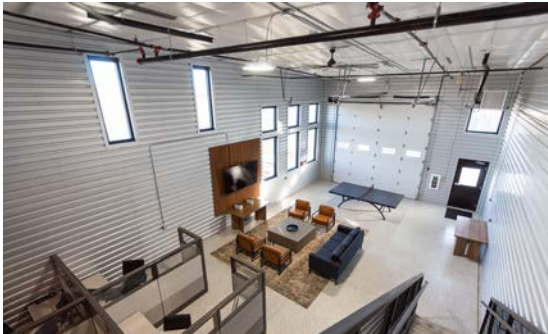
## UNIT FLOOR PLAN WITH MEZZANINE



## 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  | 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      | \$426,960  |
| 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      | LEASED     |
| 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      | \$360,960  |
| 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

## AREA MAP





## 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<br>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<br>34 HWY; CR 58 & I-25* |

\*Last Measured 2024 | Source: CoStar 2026

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\$240/SF



## Contact:

Marc Robson  
970-215-4438  
[mrobson@waypointRE.com](mailto:mrobson@waypointRE.com)

WEBSITE



LIFESTYLE  
TOUR



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.