

A CUSHMAN & WAKEFIELD NATIONAL INDUSTRIAL ADVISORY GROUP INVESTMENT OPPORTUNITY



Premier
FLEX

5378 & 5388 RONALD REAGAN BOULEVARD | JOHNSTOWN, CO



**CLASS A SHALLOW-BAY FLEX (2 BUILDINGS) • CONDO-MAPPED LEASE-UP OR UNIT SALE OPTIONALITY
LESS THAN 0.5 MILES TO I-25 & HWY 34 INTERCHANGE • PROMINENT I-25 FRONTAGE & REGIONAL CONNECTIVITY**

EXECUTIVE SUMMARY

Cushman & Wakefield's National Industrial Advisory Group is pleased to present the opportunity to acquire **Premier Flex** (the "Property"), a state-of-the-art, Class A shallow-bay two-building industrial property in Johnstown, Colorado.

The Property consists of 41 improved and demised units (averaging 1,600 SF). Ownership has completed a full condominium map for each individual unit and, to date, has sold four (4) units totaling 7,836 SF; three to owner/users and one retained by the developer. The offering provides flexibility to either continue a condominium sales execution or create immediate value through a traditional lease-up strategy for the remaining units. The four (4) condo units sold are not included in the offering and will remain subject to the Condominium Agreements.

The individual units feature best-in-class improvements including overhead doors, ample power, restrooms, and LED lighting, with easy adaptability to incorporate mezzanine office or kitchen build-outs.

Located in Johnstown, one of Northern Colorado's fastest-growing industrial corridors, Premier Flex sits less than half a mile from the full diamond interchange at Interstate 25 and Highway 34, offering exceptional regional connectivity and immediate access to the Front Range's primary north-south and east-west transportation arteries. The asset benefits from prominent I-25 visibility and proximity to Northern Colorado Regional Airport, further enhancing accessibility for service users, small-bay tenants, and local businesses. Strong surrounding population growth and expanding residential development continue to drive demand for modern shallow-bay industrial product in the area.

Combined with its efficient building functionality and secure site configuration, the asset is well positioned to deliver durable cash flow and long-term investment upside.

Four (4) sold units could be incorporated into a buy-back program to control the entire project under a lease-up strategy.



INVESTMENT THESIS

Premier Flex presents an immediate value-creation opportunity to acquire a modern flex industrial asset at a significant discount to replacement cost. Each unit includes a ground-level roll-up door and flexible layout design capable of accommodating a wide variety of tenant specifications. The existing condominium map provides unique optionality to sell individual units or reposition the project into a more traditional multi-tenant flex industrial asset. Surrounding demographic growth and a virtually non-existent supply of comparable product catering to this tenant size segment position the asset for long-term sustainable success.

INVESTMENT HIGHLIGHTS



CLASS A SMALL-BAY INDUSTRIAL OFFERING IN HIGH-GROWTH NORTHERN COLORADO CORRIDOR

Premier Flex is a ±64,116 RSF Class A shallow-bay industrial asset located in Johnstown, one of the fastest-growing industrial corridors along Northern Colorado's I-25 spine. The Property is positioned to serve expanding service users, small businesses, and local contractors seeking modern, right-sized industrial space. Strong surrounding population growth and ongoing residential development continue to support demand for shallow-bay product in the region. The Property is positioned to capitalize on continued industrial and population growth within the Northern Colorado corridor.



HIGHLY FUNCTIONAL UNIT CONFIGURATION

The Property consists of 41 demised units averaging approximately 1,600 SF, designed to accommodate a wide range of tenant uses. Each suite features a ground-level roll-up door, flexible layout, and modern improvements including power, restrooms, and LED lighting. Units are easily adaptable for mezzanine office or kitchen build-outs, allowing tenants to tailor space to operational needs. The efficient configuration positions the asset for broad tenant appeal and future leasing velocity.



ACQUIRE BELOW REPLACEMENT COST WITH FLEXIBLE VALUE-CREATION EXECUTION

The offering provides an opportunity to acquire a modern Class A flex industrial asset at a significant discount to replacement cost. Investors can drive occupancy through a traditional lease-up strategy while benefiting from limited competing supply of comparable small-bay product. The existing condominium map introduces additional optionality, allowing for a phased unit sell-down or continued multi-tenant operation. Multiple execution paths provide flexibility to maximize value creation based on evolving market conditions.



STRATEGIC I-25 LOCATION WITH PROMINENT VISIBILITY

Premier Flex is located less than half a mile from the full diamond interchange at Interstate 25 and Highway 34, providing immediate access to the Front Range's primary north-south and east-west transportation corridors. The Property benefits from strong visibility along I-25 and convenient access for service-oriented users operating throughout Northern Colorado. Proximity to Northern Colorado Regional Airport further enhances accessibility for local and regional businesses. The location supports long-term tenant demand driven by connectivity and ease of access.

PROPERTY OVERVIEW



UNIT FEATURES

Year Built	2024
Mezzanine (SF)	335 - 644
Unit Sizing (SF)	1,423 - 2,076
Ceiling Height	20' minimum, slopes up to 24'
Car Parking	179 total spaces (4 per unit)
Overhead Doors	(1) 14' x 14' (per unit)
Power	100 Amp 120/208v 3-Phase electrical panel
Cooling System	Heated & Air Conditioned / Oversized Ceiling Fans
Lighting	LED
Water	Electric & tankless water heater

OVERVIEW

Address	5378 & 5388 Ronald Reagan Boulevard, Johnstown, CO 80534
Industrial Market	Denver
Industrial Submarket	Fort Collins/Loveland
County	Larimer
Zoning	C

BUILDING SIZE

Total Sale Area (SF)*	64,116
Land Size (AC)	4.63
Number of Units for Sale	41

CONSTRUCTION OVERVIEW

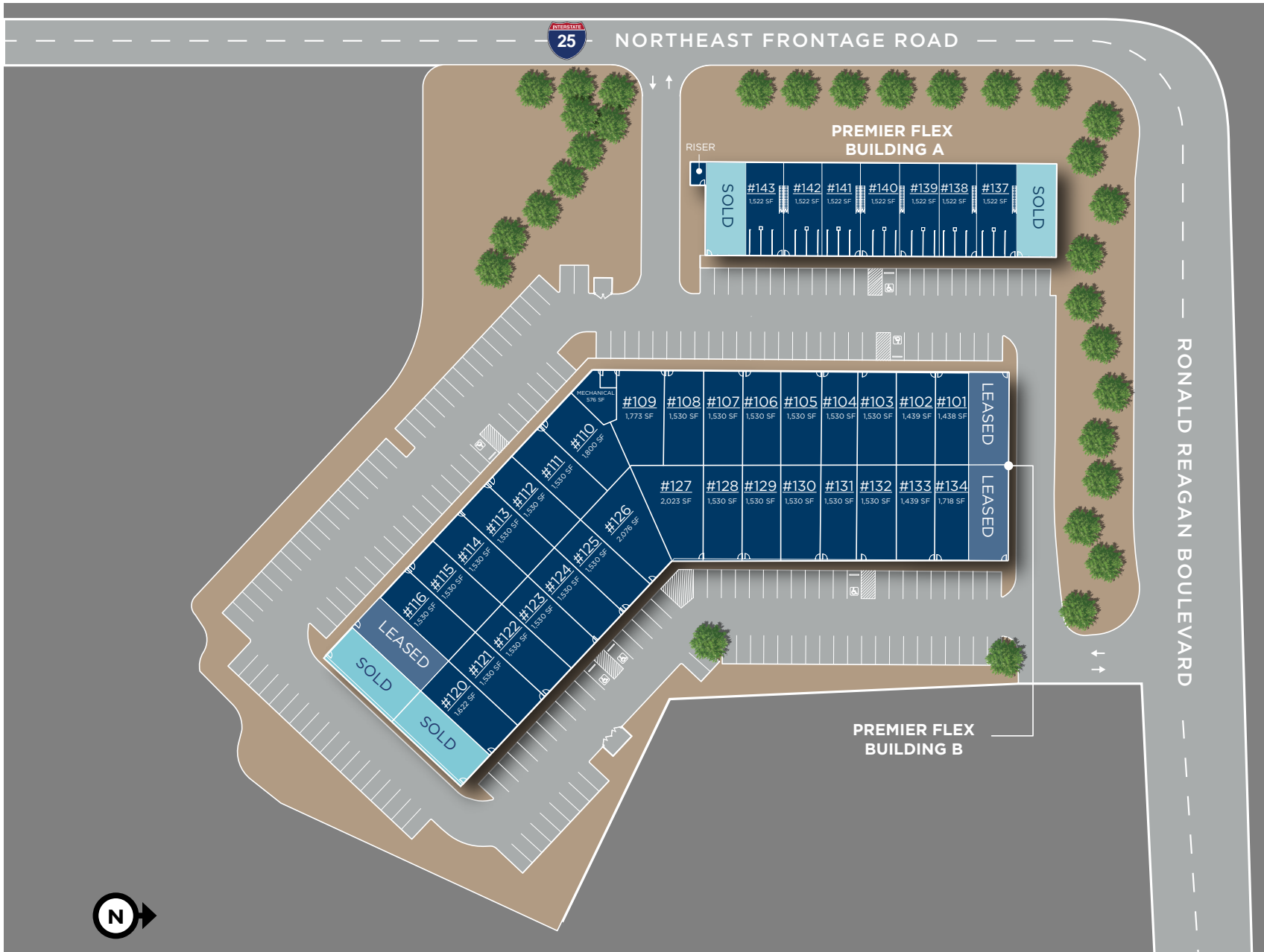
Construction Type	Pre-engineered metal building (steel frame)
Roof System	24 GA standing seam metal (MBCI Ultra-Dek)
Roof Insulation	R-6 + R-38; liner fabric; thermal blocks
Fire Protection System	Sprinklered



*Excluding sold Condo Units

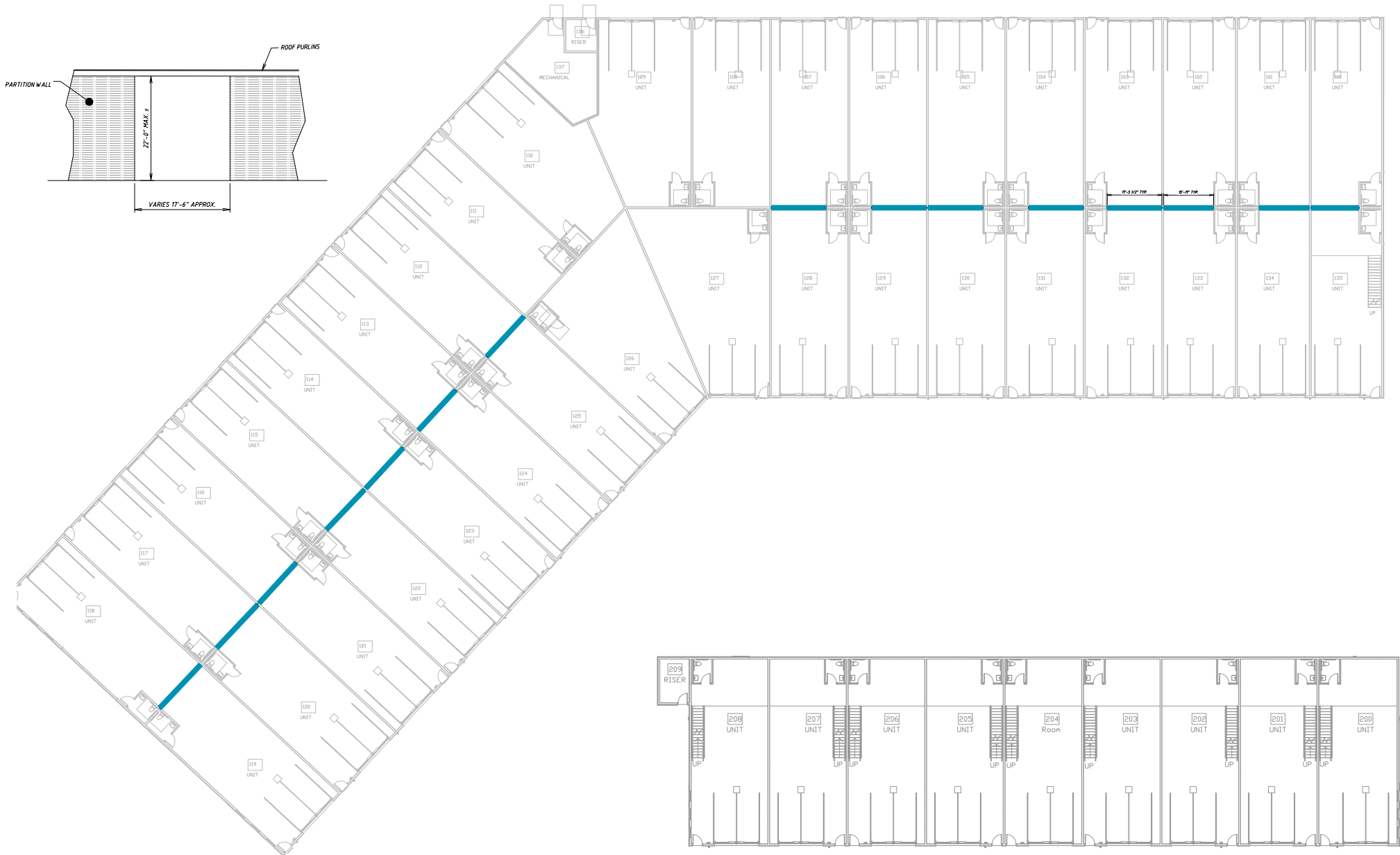
SITE PLAN

Premier Flex | Johnstown, CO



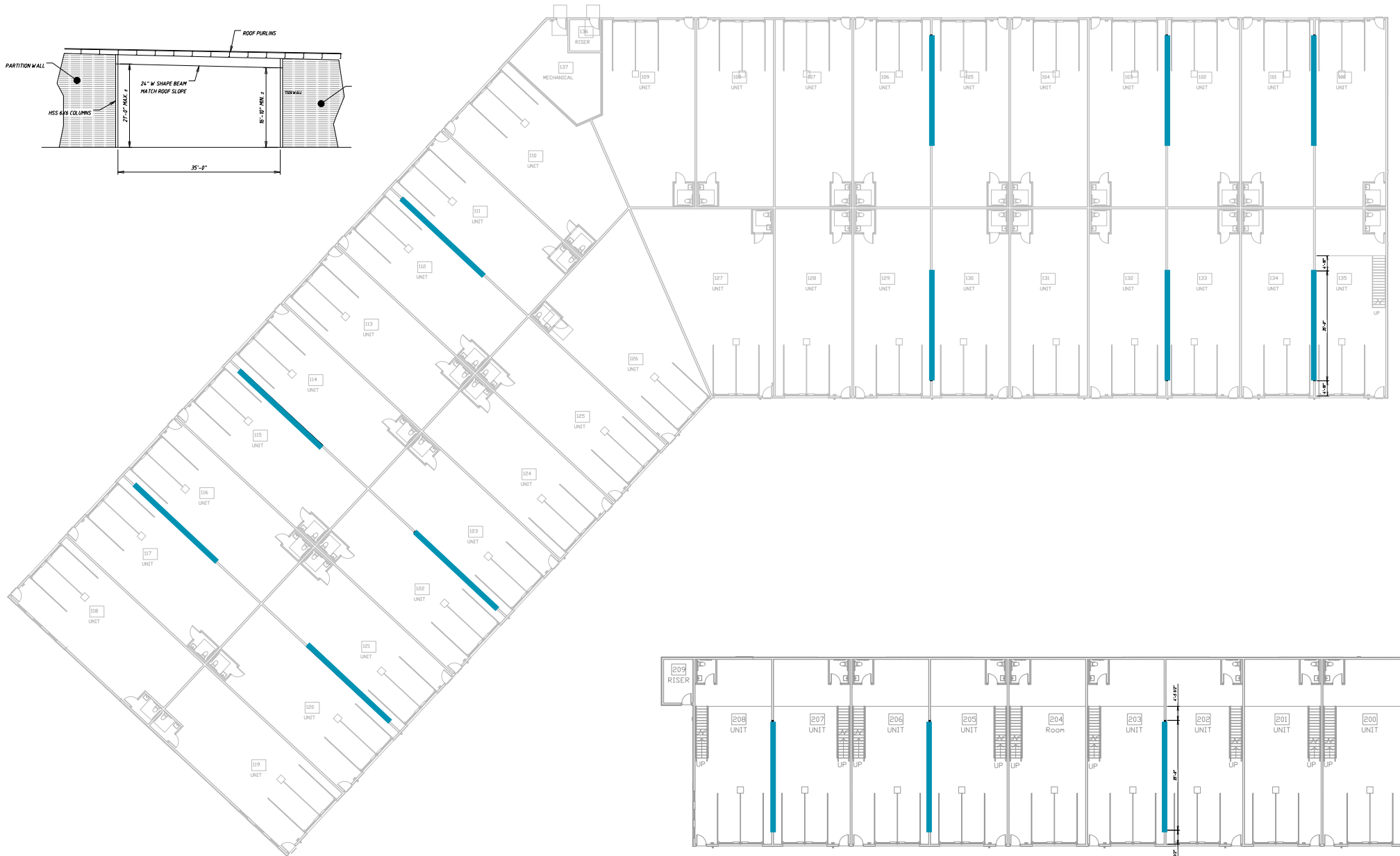
ABILITY TO COMBINE UNITS

Option for Combining Units | Back Wall



ABILITY TO COMBINE UNITS

Option for Combining Units | Side Wall



NORTHERN COLORADO/ I-25 CORRIDOR

The Northern Colorado / I-25 Corridor serves as a key distribution extension of the Denver metropolitan area, providing strategic access to the Front Range logistics network and regional population centers. Positioned along Interstate 25, the corridor connects Denver to Fort Collins, Loveland, Windsor, and Greeley—supporting efficient regional distribution, manufacturing, and last-mile delivery operations.

As industrial demand continues to expand beyond Denver’s urban core, Northern Colorado has emerged as a preferred location for occupiers seeking scalable logistics solutions, improved land availability, and proximity to a growing workforce. The corridor’s accessibility, modern industrial development pipeline, and connectivity to major transportation routes have supported sustained tenant demand across warehouse, distribution, and flex product types.

The region benefits from its role within the broader Front Range supply chain, enabling efficient movement of goods throughout Colorado and into surrounding Mountain West markets. Continued population growth, business expansion, and infrastructure investment are expected to support long-term industrial fundamentals and reinforce the corridor’s position as a strategic logistics node.

The Property benefits from immediate proximity to Interstate 25, Highways 34 and 257. This regional location allows contractors, businesses and unit owners fast, convenient access throughout northern Colorado.

REGIONAL DISTRIBUTION ACCESS

Johnstown	~14 Mins 9 Miles
Loveland	~20 Mins 15 Miles
Windsor	~18 Mins 10 Miles
Greeley	~25 Mins 15 Miles
Fort Collins	~25 Mins 18 Miles
DIA	~60 Mins 55 Miles

KEY EMPLOYERS SUPPORTING THE I-25 INDUSTRIAL CORRIDOR



FORT COLLINS
18 MILES AWAY

LOVELAND

BOULDER
36.7 MILES AWAY

DENVER
49.9 MILES AWAY



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