



**PERSONAL/BUSINESS WAREHOUSE FOR SALE OR LEASE: STARTING AT \$222/SF**

**LOCATION:** 5378 & 5388 Ronald Reagan Blvd, Johnstown CO 80534  
**SIZING:** 1,406 SF - 2,720 SF  
**AVAILABLE UNITS:** 43 Units  
**SALE PRICE:** Starting at \$222/SF  
**LEASE RATE:** \$19.75/SF NNN

**NO GROUND LEASE!**

**TAKING RESERVATIONS NOW**

**\$7.5K UPGRADE CREDIT FOR FIRST 10 BUYERS\***

*\*Contact broker for more information*

**AVAILABLE NOW**

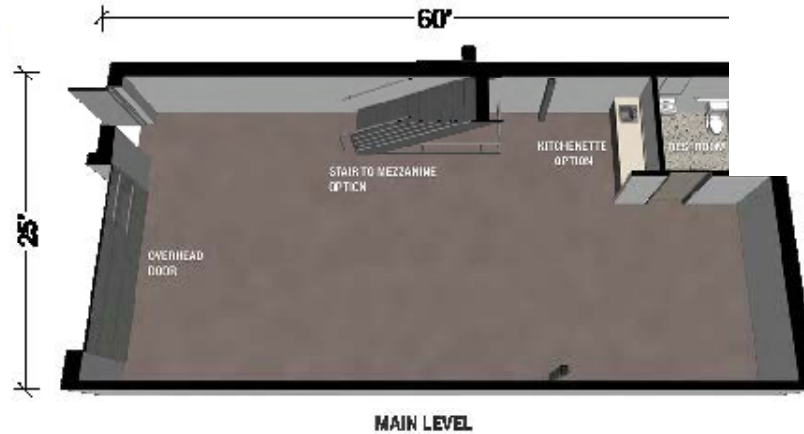
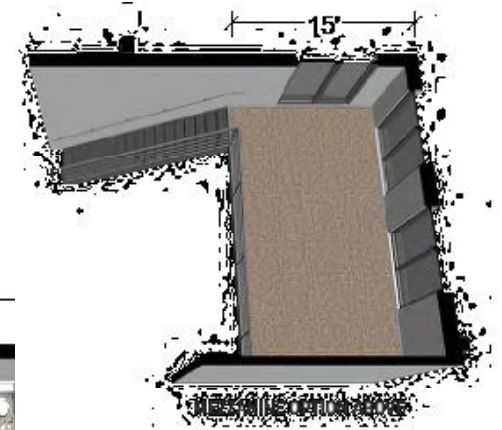
*\*Buyer co-op fee offered - to be disclosed & agreed upon at time of contract*



## KEY FEATURES

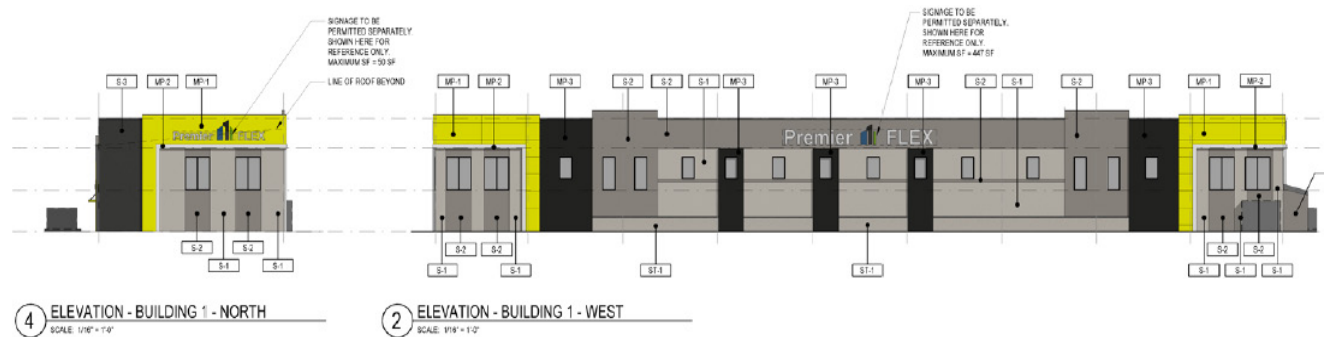
### GENERAL INCLUSIONS

- 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



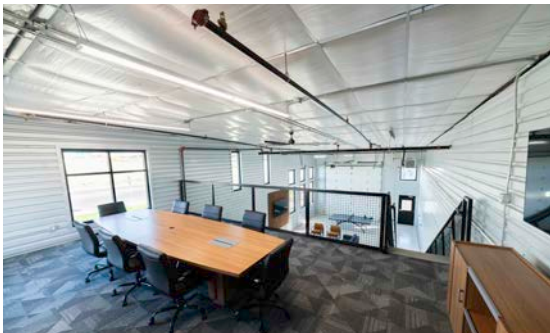
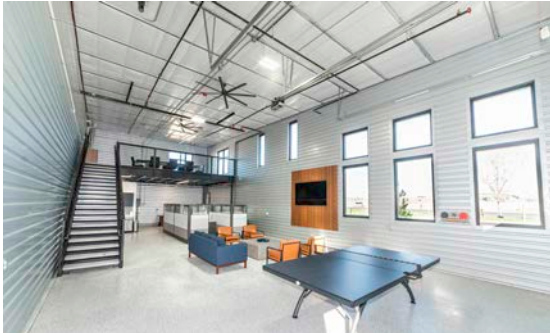
### CUSTOMIZATION OPTIONS

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





## 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

## SITE MAP

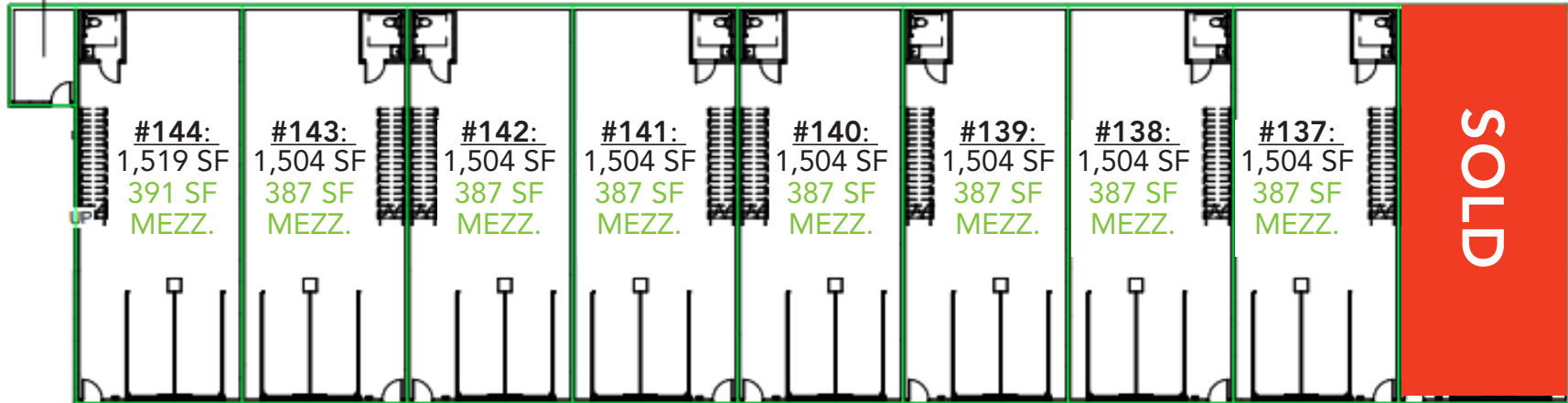


VICINITY MAP



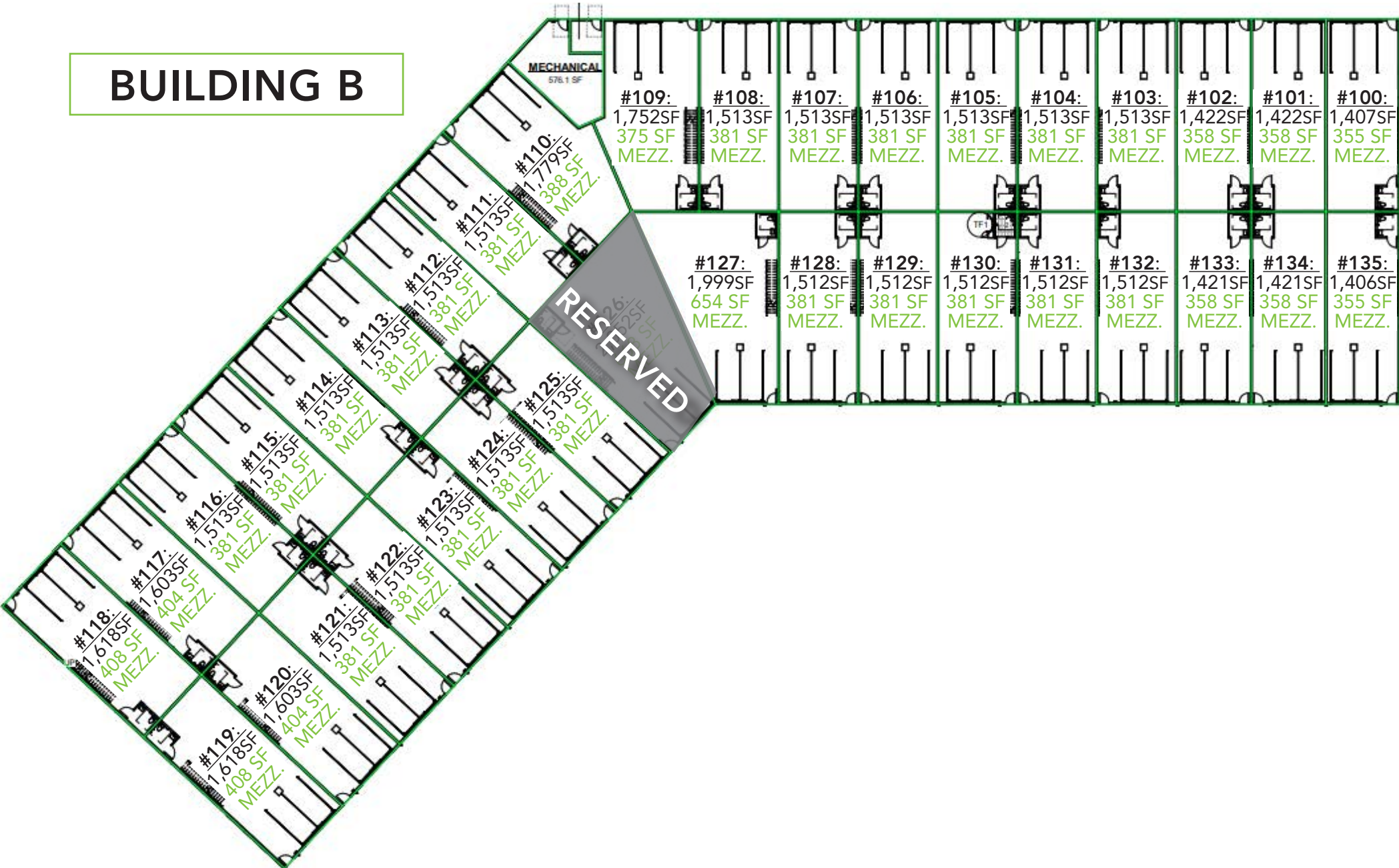
## BUILDING A

**RISER**  
151.7 SF





## BUILDING B



## UNIT PRICING\*

UNIT	SIZE	SALE PRICE
100	1,762 SF	\$543,438.00
101	1,780 SF	\$528,753.00
102	1,780 SF	\$528,753.00
103	1,894 SF	\$531,168.00
104	1,894 SF	\$531,168.00
105	1,894 SF	\$531,168.00
106	1,894 SF	\$531,168.00
107	1,894 SF	\$531,168.00
108	1,894 SF	\$531,168.00
109	2,127 SF	\$530,538.00
110	2,167 SF	\$531,903.00
111	1,894 SF	\$531,168.00
112	1,894 SF	\$531,168.00
113	1,894 SF	\$531,168.00
114	1,894 SF	\$531,168.00
115	1,894 SF	\$531,168.00
116	1,894 SF	\$531,168.00
117	2,007 SF	\$533,583.00
118	2,026 SF	\$549,003.00
119	2,026 SF	\$549,003.00
120	2,007 SF	\$533,583.00
121	1,894 SF	\$531,168.00
123	1,894 SF	\$531,168.00
124	1,894 SF	\$531,168.00
125	1,894 SF	\$531,168.00

UNIT	SIZE	SALE PRICE
126	2,720 SF	<b>RESERVED</b>
127	2,653 SF	\$604,833.00
128	1,893 SF	\$531,168.00
129	1,893 SF	\$531,168.00
130	1,893 SF	\$531,168.00
131	1,893 SF	\$531,168.00
132	1,893 SF	\$531,168.00
133	1,779 SF	\$528,753.00
134	1,779 SF	\$528,753.00
135	1,761 SF	\$543,438.00
136	1,947 SF	<b>SOLD</b>
137	1,891 SF	\$531,798.00
138	1,891 SF	\$531,798.00
139	1,891 SF	\$531,798.00
140	1,891 SF	\$531,798.00
141	1,891 SF	\$531,798.00
142	1,891 SF	\$531,798.00
143	1,891 SF	\$531,798.00
144	1,910 SF	\$547,218.00

**\*Additional savings by excluding mezzanine**



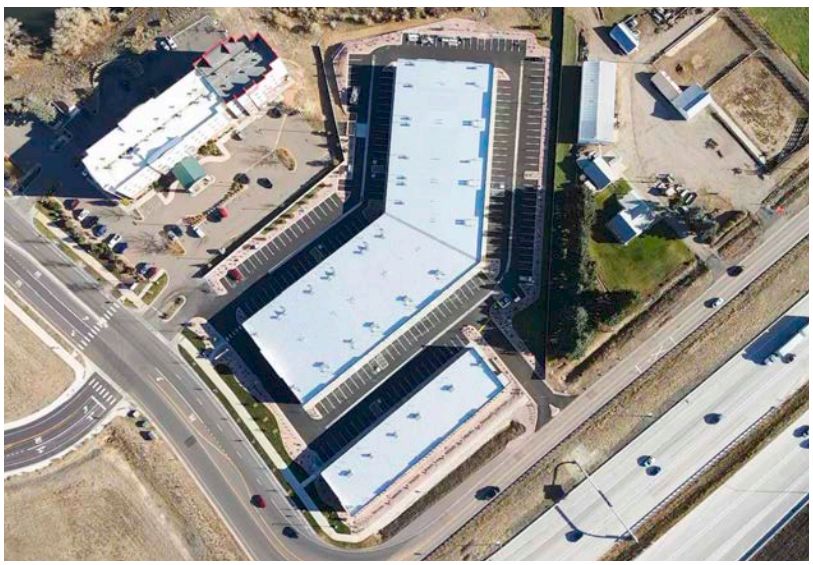
## AREA MAP





# Premier FLEX

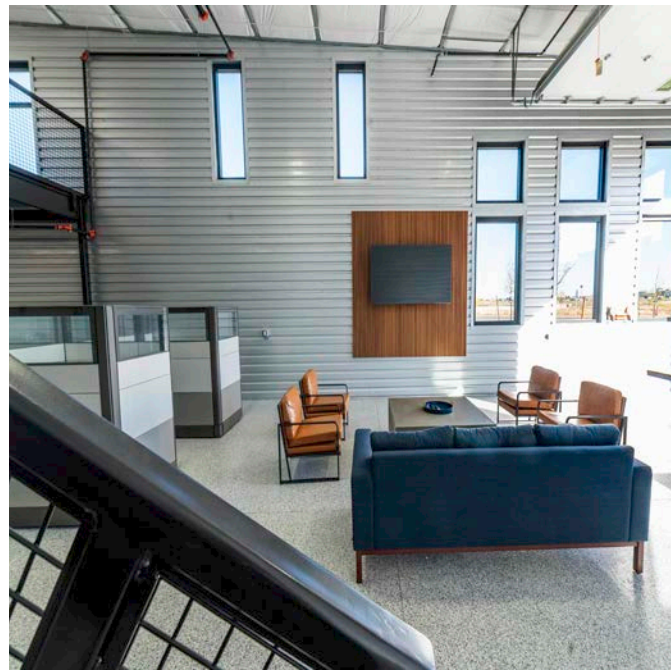
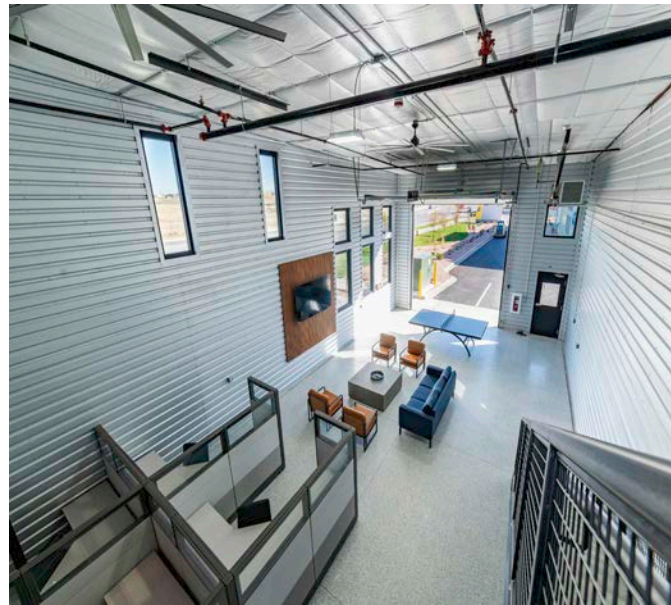
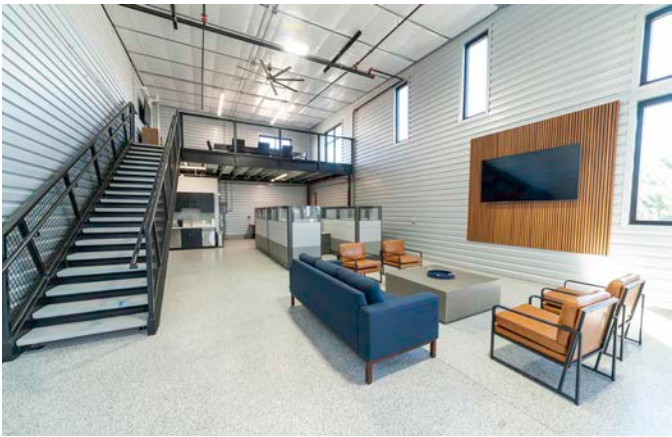
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# Premier FLEX

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MARC ROBSON / ERIK CAFFEE

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



## UNIT UPGRADE PRICING

### LARGE FAN

8-blade with remote and wall control



**TOTAL: \$3,003**

### COMBINE UNITS

Long walls - add steel after framing

**TOTAL: \$37,763**

Short side - remove framing, open wall

**TOTAL: \$1,650**

### FLOOR FINISH PRICING

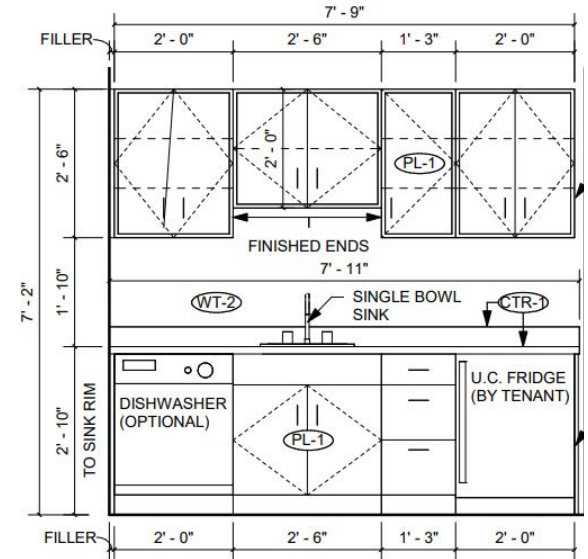
Clear Seal	<b>\$8,752</b>
Solid Color	<b>\$9,299</b>
Flake	<b>\$10,393</b>
Polished Concrete	<b>\$19,691</b>

### ELECTRICAL

Upgrade panel to 200 Amp  
*\*varies based on distance of unit from MDP*

**TOTAL: \$4,400 - \$10,450**

### WET BAR ADD-ON



*\*Exact cabinet configuration and dimensions TBD*

**TOTAL: \$18,838**



# Contact Us

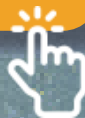


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WEBSITE



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.*