



# PREMIERFLEX @ 2534

5378 & 5388 RONALD REAGAN BLVD  
JOHNSTOWN, CO 80634

## OFFERING MEMORANDUM



## KEY INVESTMENT HIGHLIGHTS & PROPERTY FEATURES



Sale Price: \$22,000,000 (\$324.06/SF)



44 Flex Units - Individually Condoed for Unit Sales/Leasing  
Building A + B: 67,887 SF Total



Newly Built in 2024



Direct Access to I-25 and Quick Access to US-34

Traffic Counts ([fcgov.com](http://fcgov.com)):

- I-25 North of US-34: Approx. 82,000 VPD
- I-25 at US-34 Exit: Approx. 47,000 VPD
- US-34 East of Thompson Pkwy: Approx. 51,000 VPD





## DISCLOSURE AND CONFIDENTIALITY AGREEMENT

The information contained within the following offering memorandum is exclusive and strictly confidential. No person, other than as provided for herein, has been authorized to give any information or to make any representations other than those contained in this memorandum in connection with the offer being made hereby, and if given or made, such information or representation must not be relied upon as having been authorized by Waypoint Real Estate, LLC.

This offering memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Waypoint Real Estate, LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial improvements, the presence or absence of contaminating substances, pcb's or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this investment offering has been obtained from sources. All potential buyers are responsible to take appropriate measures to verify all of the information set forth herein.

Contact Waypoint Real Estate, LLC for any property showings or for more information.



# TABLE OF CONTENTS

<b>4</b>	EXECUTIVE SUMMARY
<b>5</b>	PROPERTY LAYOUT
<b>6</b>	REGIONAL POSITIONING
<b>7</b>	AVAILABLE UNITS
<b>9</b>	PHOTOS
<b>11</b>	UNIT LAYOUT
<b>12</b>	MAPS

## CONTACT

**MARC ROBSON**  
970-215-4438  
mrobson@waypointRE.com

**ERIK CAFFEE**  
970-218-4284  
ecaffee@waypointRE.com



# EXECUTIVE SUMMARY

## Premier FLEX

Waypoint Real Estate presents the exclusive opportunity to acquire PremierFlex, a new, high-quality 44-unit flex-industrial development in Johnstown, Colorado. Located at 5378 & 5388 Ronald Reagan Blvd, this property combines modern warehouse, light industrial, and customizable workspaces in one of Northern Colorado's fastest-growing commercial corridors.

### Investment Highlights:

- Prime Location – Positioned near I-25 with strong regional demand and a growing business community.
- Top-Tier Construction – Heated/air-conditioned units with 14' x 14' overhead doors, LED lighting, tankless water heaters, and 20'+ ceilings.
- Flexible Unit Sizes – Ranging from 1,406 to 2,720 SF, ideal for small businesses, logistics, e-commerce, or personal warehouse use.
- Bulk Sale Offering – Available for \$22,000,000, this turnkey, professionally managed asset is poised for immediate returns.
- Customizable Spaces – Options for upgrades like epoxy floors, wet bars, mezzanines, and more. PremierFlex offers a rare chance to acquire a modern, well-located flex-industrial asset with strong leasing and ownership appeal.

Price:	\$22,000,000
--------	--------------

Price/SF:	\$324.06/SF
-----------	-------------

Address:	5378 & 5388 Ronald Reagan Blvd Johnstown, CO 80534
----------	---

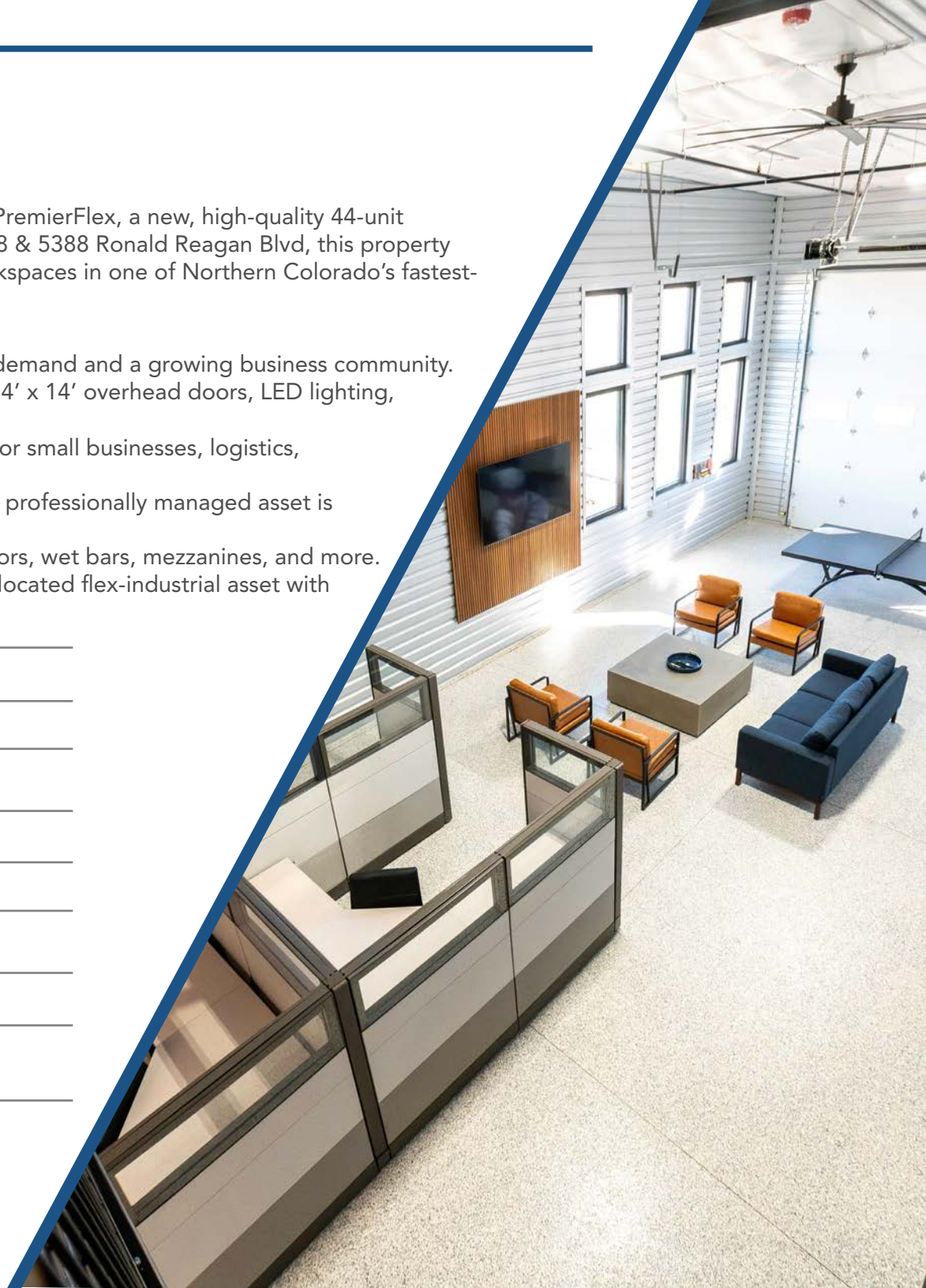
County:	Larimer
---------	---------

Zoning:	MU (Mixed-Use)
---------	----------------

Site Square Footage:	4.69 Acres
----------------------	------------

Building Square Footage:	67,887 SF
--------------------------	-----------

Unit Occupancy	Sold: 2 units Leased: 1 unit
----------------	---------------------------------





# PROPERTY LAYOUT



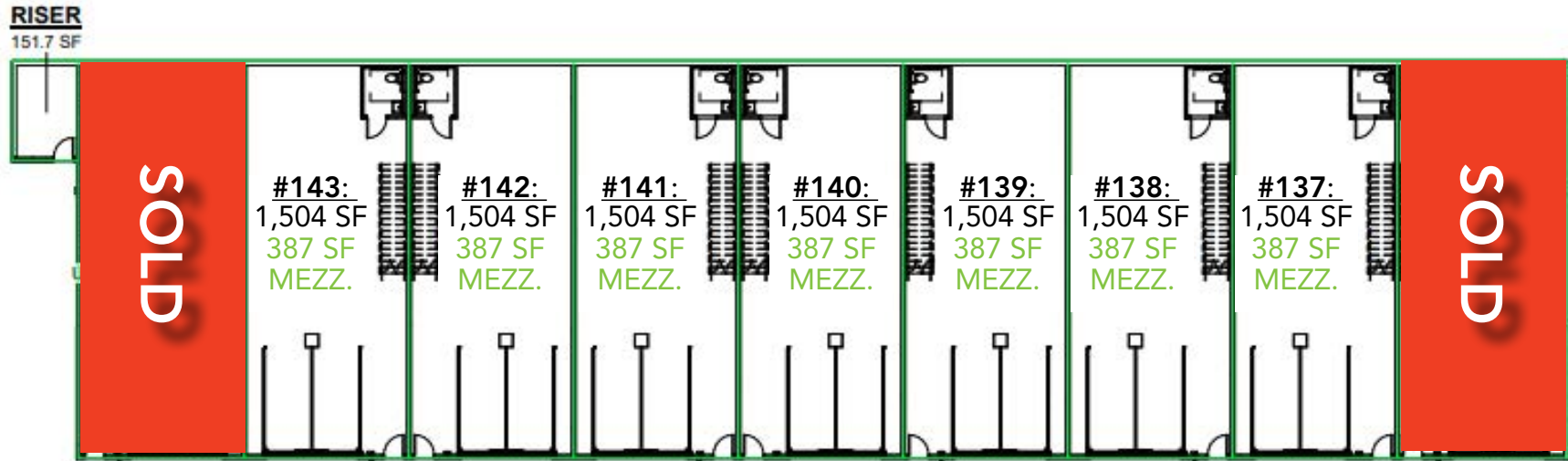


# REGIONAL POSITIONING



# AVAILABLE UNITS

## BUILDING A



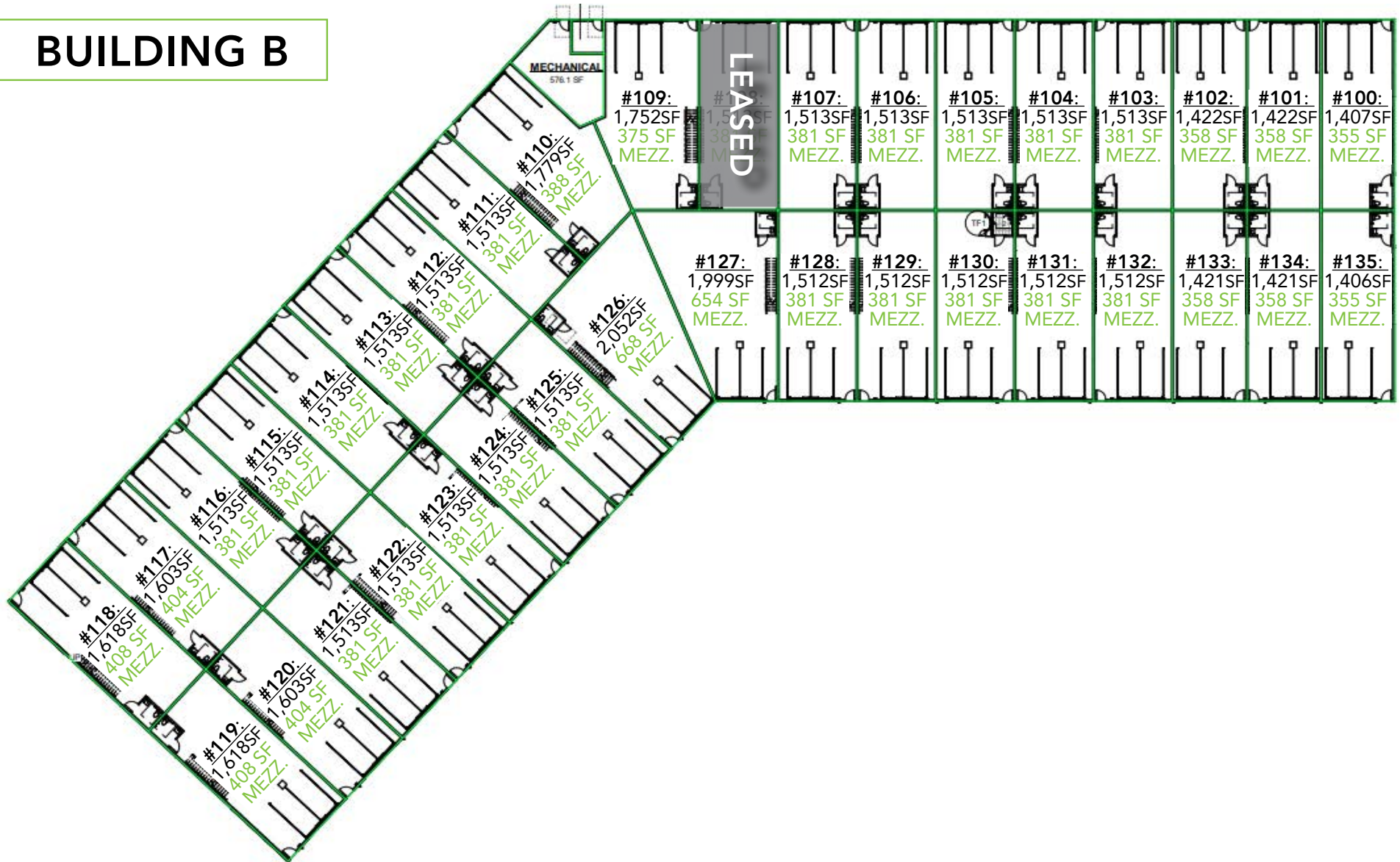
*Individually Condoed for Unit Sales/Leasing*



# AVAILABLE UNITS

Individually Condoed for Unit Sales/Leasing

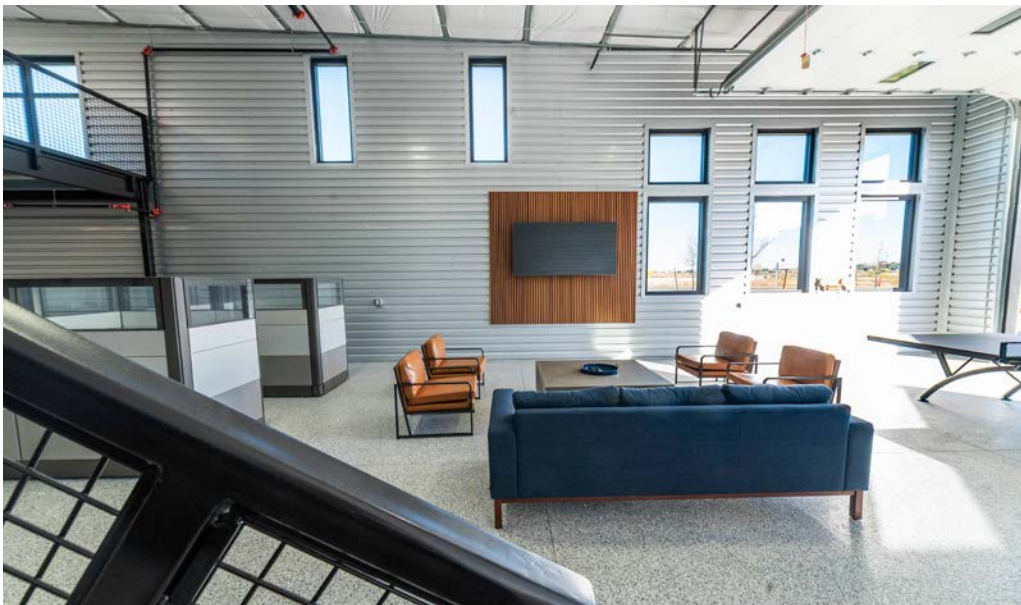
## BUILDING B





# UNIT PHOTOS

Premier  **FLEX**





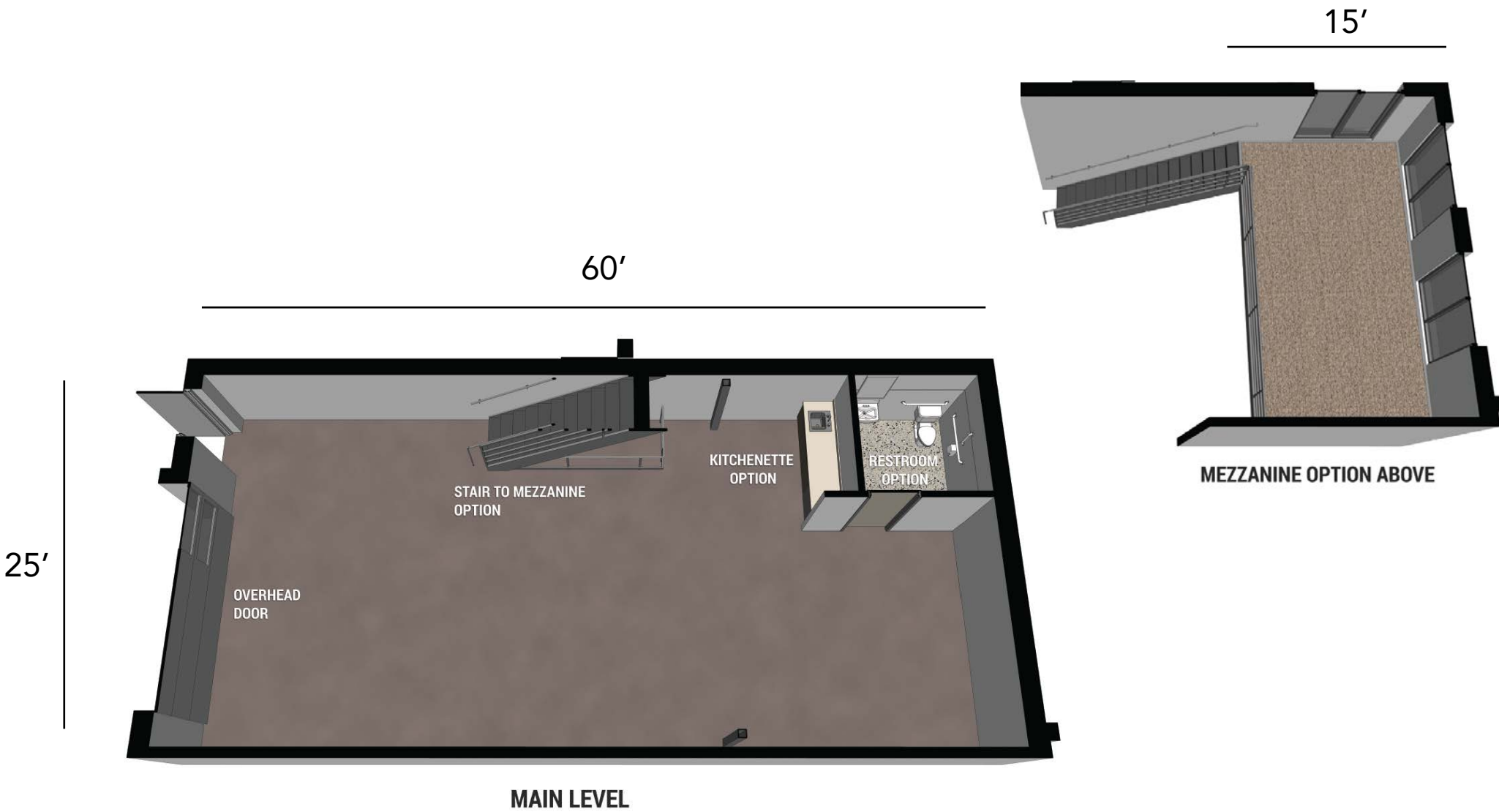
# AERIAL PHOTOS

Premier  **FLEX**





# UNIT LAYOUT





# AREA MAP

Premier  FLEX





Premier  **FLEX**

PREMIERFLEXSPACE.COM

**PREMIERFLEX @ 2534**

5378 & 5388 RONALD REAGAN BLVD  
JOHNSTOWN, CO 80634



## CONTACT

**MARC ROBSON**

970-215-4438

mrobson@waypointRE.com

**ERIK CAFFEE**

970-218-4284

ecaffee@waypointRE.com

125 S Howes Street, Suite 500, Fort Collins, CO 80521

Office: 970-632-5050 • [waypointRE.com](http://waypointRE.com)

© 2025 Waypoint Real Estate. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.