

A CUSHMAN & WAKEFIELD NATIONAL INDUSTRIAL ADVISORY GROUP INVESTMENT OPPORTUNITY



Premier FLEX

5378 & 5388 RONALD REAGAN BOULEVARD | JOHNSTOWN, CO



±70,972 RSF 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



PREMIER FLEX
5378 & 5388 RONALD REAGAN BOULEVARD
JOHNSTOWN, CO

LOCATION OVERVIEW

MAP © 2026 CARTIFACT

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 industrial property totaling $\pm 70,972$ RSF¹ across two buildings in Johnstown, Colorado.

The Property consists of 45 improved and demised units (averaging 1,600 SF) and is currently 13% leased. Ownership has completed a full condominium map for each individual unit and, to date, has sold three (3) units totaling 4,489 SF; two 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 three (3) 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.

⁽¹⁾ RSF is Inclusive of the three (3) sold units.

⁽²⁾ Three (3) 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.

PROPERTY OVERVIEW



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 Property Area (SF)	±70,972
Total Sale Area (SF)*	65,727
Land Size (AC)	4.63
Number of Units	45

*Excluding sold Condo Units

UNIT FEATURES

Year Built	2024
Mezzanine (SF)	381 - 668
Unit Sizing (SF)	1,406 - 2,720
Ceiling Height	20' minimum, slopes up to 24'
Car Parking	179 total spaces
Overhead Doors	(1) 14' x 14'
Power	100 Amp 120/208v 3-Phase electrical panel
Cooling System	Heated & Air Conditioned / Oversized Ceiling Fans
Lighting	LED
Water	Electric & tankless water heater

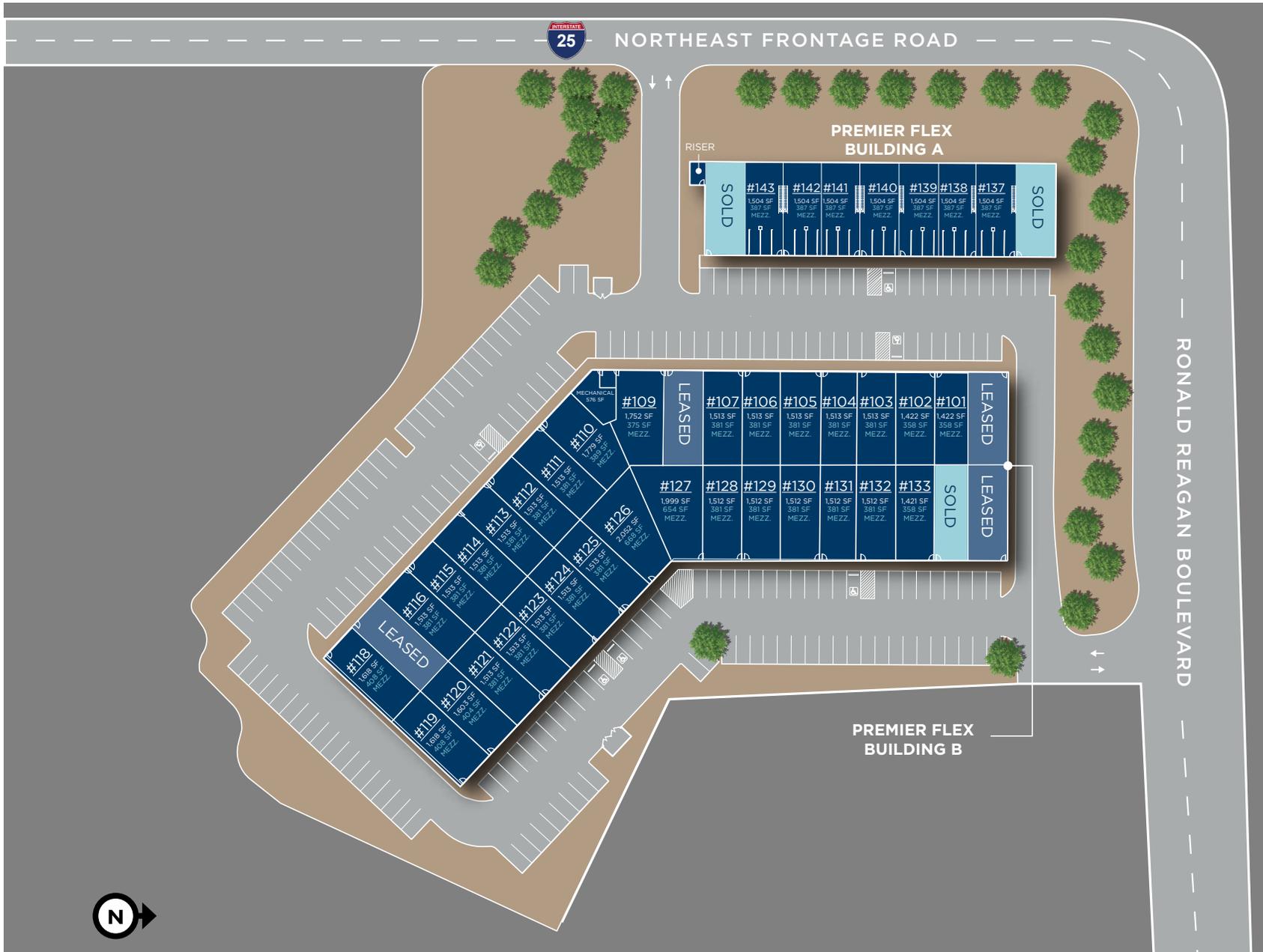
CONSTRUCTION OVERVIEW

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



SITE PLAN

Premier Flex | Johnstown, CO



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Megan Barker	Jack Stamets	Matthew Leupold	Rick Colon	Emily Brandt	Tony Coskren	Graham Savage		TJ Sullivan
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