



FOR IMMEDIATE RELEASE

UPLIFT DEVELOPMENT GROUP | JULY 1, 2023

PREMIER FLEX CONDOS TO BREAK GROUND IN JOHNSTOWN

UPLIFT DEVELOPMENT GROUP ANNOUNCES SMALL FORMAT FLEX CONDO PROJECT

On July 1, 2023 Uplift Development Group, a Northern Colorado based and integrated self-storage & flex-Warehouse developer, announced plans to break ground on a 45 unit flex condo project in Johnstown, Colorado. The project will be located on a prominent 4.62-acre site fronting I-25, situated at the southeast corner of I-25 and Highway 34 within the 2534 Development and just west of Scheels.

The project will total just over 70,000 square feet, offering 45 separate condo units with sizes ranging from 1,400 – 2,000+ square feet. The units are designed with ultimate flexibility in mind, and able to accommodate a large variety of uses and businesses. Units will be delivered with an amenities package that includes a restroom, heating and A/C, 14x14 overhead doors, and is targeted towards business office and storage users, maintenance shops, toy storage users, workshops, hobbyists and enthusiasts. Units can be upgraded to include wet bars, mezzanine spaces and a number of other customizable options depending on the type of intended use. Depending on the features of each unit, pricing will be in the low \$300/SF range.

“We feel like we identified the perfect site for the first Premier Flex Development” explains Brandon Grebe, Partner with Uplift Development Group. “This is an unparalleled regional location at the epicenter of Northern Colorado. Easy highway access provides short commutes to and from Greeley, Windsor, Fort Collins or Loveland, the regional airport or even Rocky Mountain National Park. Additionally, the site is surrounded by restaurant, retail, entertainment and hospitality amenities that aren’t typical of a standard industrial park environment. We also feel the market timing is right for this offering, providing users the opportunity to either own or lease their unit, as providing both options allows the ultimate flexibility to the end user .”

Waypoint Real Estate will be marketing the sale and lease of the condo units, and are currently taking reservations from prospective buyers. “We are really anticipating strong demand for this type of product” says Brian Smerud of Waypoint. “The supply of smaller format flex industrial space is really constrained in our market right now, and with virtually no opportunities for ownership as opposed to leasing.”

The project will be built by GYS General Contracting out of Colorado Springs CO. GYS General Contracting specializes in building this asset class as well as building storage properties, and recently completed a similar type of flex warehouse project in Loveland CO. GYS General Contracting expects to start construction immediately and should be completed with the project summer of 2024.

Uplift Development partnered with All Pro Capital, First National Bank, and Points West Community Bank for the debt and equity.

Uplift Development Group is holding a ground breaking event on July 14th at 10am to formally kick off the project, with finished units being delivered to users in the Summer of 2024.

About Uplift Development Group:

Uplift Development Group specializes in developing, building, acquiring, and asset managing Flex-Warehouse and self-storage facilities in fundamentally strong markets across the US. The company owns and operates over 60 properties across 16 states and 35 cities. The company is currently working on developing and acquiring additional properties across the US, and it is run by its 2 main principals, Brandon Grebe and Lee Fredrick. In addition, the principals of the company are also investors in all the projects.

About Waypoint Real Estate:

Waypoint Real Estate is a local provider of real estate brokerage, investment, and property management services. Celebrating 7 years in business, Waypoint has grown to over 50 team members. Core to their purpose, Waypoint's work extends beyond real estate, committing 1% of gross revenue to community based causes and each team member maintaining a leadership position on a local volunteer board or non-profit.

About GYS General Contracting:

GYS General Contracting specializes in self storage and flex warehouse construction. Over the last 6 years they have built 56 projects across the United States, from smaller conventional single story metal buildings to buildings that are 5 stories high. With civil experience ranging from simple site grubbing to complicated below grade levels requiring dewatering and shoring there are no commercial projects that are outside GYS's purview. Building through the covid era and associated supply chain complications has refined GYS procedure and company culture to be focused on service excellence for our clients. GYS's simple aim is always to build better.