

Industrial

Hilltop Mesa buyers on hunt for value-add industrial

by Jill Jamieson-Nichols

A group that just bought a pair of industrial buildings in Littleton is zeroing in on value-add industrial deals in Denver. Hilltop Mesa Holdings LLC, led by Ryan Tidemann of Tidemann Properties in Castle Rock and David Corson of Boulder-based Corson Properties, paid \$5.22 million for Hilltop Mesa. The property consists of two 100 percent-leased industrial buildings at 8169 and 8209 Southpark Circle. Toshiba occupies the smallest building, 9,810 rentable square feet, as well as 14,809 sf in the larger building, which consists of 25,356 sf. SAIC occupies the remaining 10,547 sf.

“What was attractive to us is how committed the two tenants are to this location,” said Tidemann. “Both tenants wanted to be here. They are engineers and scientists – highly educated workforces – and a lot of those employees live within the surrounding area.” The buildings were built in 2007 and are in good physical condition, Tidemann said. He and Corson tried to buy Hilltop Mesa earlier in the year, but a California group, Legacy Property Management LLC, beat them to the gate with a \$5 million offer. That deal closed in March. Tidemann and Corson immediately approached Legacy about selling the prop-

erty and were able to secure it. The investors have acquired more than \$100 million in properties, including two in Colorado: the Rams Village Apartments in Fort Collins and 1920 Market St., a 100 percent leased retail/office building in Lower Downtown Denver. They have not, until now, bought industrial properties in Denver, although Tidemann has a background in industrial real estate ownership and development in Denver. Hilltop Mesa satisfied a 1031 exchange and was not a value-add deal. But the partners’ appetite is for value-add and distressed industrial properties in Denver.



Toshiba and SAIC fill the building at 8209 Southpark Circle in Littleton.

Compared with other markets, industrial rents are low here, and with vacancy also low, “We think there’s only one way for those to go as

long as the macroeconomic picture continues improving. We think there’s good rent growth opportunity in Denver,” Tidemann said.▲

Golden industrial property trades in \$4.4 million deal

by Jill Jamieson-Nichols

An industrial property on the outskirts of Golden traded in a \$4.4 million transaction. The 14.67-acre property at 14900-15000 W. 44th Ave. and 4300 Kendrick St. contains a series of masonry and metal buildings totaling 142,609 square feet. It has light- and heavy-industrial zoning, allowing for outside storage. The buyer was 15000 W. Kendrick LLC and was represented by Larry Cornell of Phill Foster and Co. SpecCo, which distributes log splitters, fencing products and other equipment, leases the property. The company’s former owner, Randall E. Toler, was the seller. “In Golden, it’s hard to find property that has yard space and

has suitable industrial zoning to accompany it,” said Tim Shay of Colliers International, who represented the seller. “The buyers saw a complex group of properties that could be divided up and leased out separately,” Shay said. “They are also looking into constructing additional buildings with the abundance of land that they could develop.”

“The west-side market is extremely tight on buildings with yard, so with the owners looking at leasing out separate buildings with yard for each facility, it will become a hot commodity.” The buyer is affiliated with Stu Blattner Inc., the country’s largest raise bore contractor, which has operations nearby. “They’ve been in the area for some time

and they’re familiar with it,” said Cornell, adding Stu Blattner Inc. eventually would like to expand onto the property. Shay and Jeff Kummer, also of Colliers International, represented the seller in the transaction. The buildings on the property were constructed starting in 1900. The newest structures were built in 2002 and 2008.

Other News

■ D. Troyer LLC paid \$575,000

for a 4,800-square-foot office/warehouse building on an acre of land at 8550 Valentia St. in Commerce City. Built in 2008, the property was purchased as an investment and as part of a 1031 tax-deferred exchange, said Colliers International broker Tim Shay, who represented the seller, BBS Valentia LLC. “It was a nice property,” Shay said of the building, which features new construction and a fenced yard.

Bob Baird of Baird-Alexander represented the buyer.

■ Shay also represented Monte Sanders and Carol White in the sale of a 5,475-sf office/warehouse building at 2960 S. Tejon St. in Englewood. The purchaser was Highlands Pecos LLC, led by the owner of a printing company that will occupy the property. The price was \$440,000.▲



SpecCo occupies the property at 14900-1500 W. 44th Ave. in Golden.

Ringsby flexes industrial might

by Jill Jamieson-Nichols

Ringsby Realty Corp. is flexing its industrial strength. The 11-year-old Denver commercial real estate brokerage firm is putting all of its resources into industrial brokerage, becoming the first former full-service firm in the metro area to do so. Veteran Denver industrial broker Rob Lockhart, formerly of Jones Lang LaSalle, has joined longtime brokers Alex Ringsby, Rick Hubina and Scott Patterson at the firm, which also brought in new blood in the form of broker Ty Moss. “We have moved our focus to strictly industrial brokerage to create a more focused, higher-level service to our custom-



Alex Ringsby



Rob Lockhart

ers,” said Ringsby, the company’s president. “As the bigger firms have continued to become bigger and tried to be all things to all people, there seems to be an obvious niche in the market to be the local experts, where people can actually get the person on the phone that they hired to do the job. “We want to be the go-to industrial experts here in Denver,” he said, adding most of the firm’s brokers have at least 20 years experience. “It’s

a very high level of experience here,” said Lockhart. “It’s an opportunity to grow the business here,” he said. Lockhart said his business will focus on servicing local users and owners in industrial leasing, acquisitions, and listing and selling properties. As a Colorado company, “We want to focus on the local and regional firms that are here in Colorado,” added Ringsby.▲

Manufacturing building sells in \$3.1m investment deal

by Jill Jamieson-Nichols

A buyer with a penchant for manufacturing tenants acquired a net-leased industrial building along Interstate 25 in Frederick for \$70.58 per square foot. Henderson-based Merritt Companies LLC paid \$3.1 million for the 43,919-sf building Precision Metal Manufacturing occupies at 7755 Miller Drive. Precision Metal has approximately five years remaining on its lease. Sam Leger of Unique Properties LLC-TCN Worldwide said the buyer is interested in



Precision Metal Manufacturing leases the building at 7755 Miller Drive in Frederick.

manufacturing facilities because its business is manufacturing. “They enjoy manufacturing tenants,” he said, adding the tenant, net lease and quality of

the building made the property attractive. The Class A facility, located on 3.5 acres in Frederick West Business Park near I-25 and High-

way 52, was built in 2002. It has 22-foot ceiling clearance; four covered, heated loading docks; a drive-in door; ESFR fire system; high-intensity work/task lighting; sealed flooring; high-capacity electrical; a modern office entrance; and 117 parking spaces. The seller, 7755 MD LLC, had owned the property since 2007 and had other investments it wanted to make with proceeds of the sale, said Sperry Van Ness/The Group Commercial broker Pat Gonsior. Gonsior was the listing broker.

Leger and Tim Finholm of Unique Properties represented the buyer. Precision Metal Manufacturing is precision sheet metal and machining company.

Other News

■ Jackson Four LLC paid \$765,000 for a 16,840-square-foot industrial building at 4170 Monroe St. in Denver. A freight company will occupy the building.

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