

Pella opens up at Mtn. West park

by Jill Jamieson-Nichols

An industrial park that is up-front and center in the northeast industrial submarket recently greeted its first user and will deliver its remaining 250,000 square feet by April.

Pella Windows & Doors Inc. opened at Mountain West Business Park at the end of 2007 after paying \$5.65 million for its 67,000-sf build-to-suit. The company expanded to Mountain West because the park is conveniently located for customers and employees, and because of the park's visibility.

Mountain West Business Park faces Interstates 70 and 225.

"The highway visibility was a benefit to them in their business," commented Todd Witty of CB Richard Ellis. Witty and CBRE broker Doug Viseur represented the company in the transaction.

"What we're seeing from a demand standpoint is really users that understand that this is a very high-end, Class A park and really are looking for the visibility on the highway," commented T.J. Tarbell, acquisition and development officer for Mountain West Industrial Properties, developer of the 310,000-sf park.

"Our great highway visibility and being right in the heart of the northeast market we think is a competitive advantage," said Tarbell, who anticipates users



Pella purchased its building at Mountain West Business Park for \$5.65 million.

with a high level of office finish.

Construction is under way on two speculative for-lease buildings, 45,000 and 83,000 sf, along with five spec user buildings from 8,000 to 36,000 sf. Mountain West is building out spec office suites in each of the buildings for users that need space quickly, for expansion or entry into the market, for example.

"We've been seeing a good level of interest. We've had several inquiries both on the for-lease and the for-sale buildings," said Tarbell.

The largest building will have 30-foot-clear ceiling height. Others will have heights ranging from 18 to 24 feet. All will have dock-high loading, grade-level doors and ESFR sprinklers.

CB Richard Ellis Co. brokers Bill Thompson, Jim Bolt and Mike Camp represented Mountain West Industrial Properties in the

Pella sale and are marketing the available space.

Ware Malcomb is the architect for the business park, which is being built by dcb Construction Co.

Mountain West Business Park is among more than \$100 million worth of development that Mountain West Industrial Properties has undertaken over the past 24 months. The company has acquired more than 5 million sf of land and 1.2 million sf of industrial properties, also selling more than 1.1 million sf of existing assets over the same time period.

It recently bought the former Macy's warehouse in Aurora, which it is upgrading to compete against new product in the northeast submarket. The company is looking for additional acquisitions, including land, in Denver, Houston, Dallas, Phoenix and Seattle.▲