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A 60,000-square-foot build-to-suit for Pella Windows & Doors will be the first of 11 buildings to be delivered at Mountain West Business Park at the intersection of Interstates 70 and 225.

## Mountain West park clears way for Pella Windows build-to-suit

by Jill Jamieson-Nichols

A manufacturer of high-end windows and doors saw clear to move to a new industrial park at Interstates 70 and 225.

Mountain West Industrial Properties will complete an approximately 60,000-square-foot build-to-suit for Pella Windows & Doors at Mountain West Business Park in Denver. The park will include another 240,000 sf of for-lease and for-sale industrial product.

Pella's move will give the company, which has more than doubled its business in the last 10 years, room to again double its business over the next eight to 10 years, said owner Graydon Bevis. Currently in 40,000 sf of 24-foot-clear space at Interpark 70, Pella Windows & Doors will pick up 25 percent more cube space with its larger, 30-foot-clear building at Mountain West Business Park.

The new location is a short distance from the Interpark

building, which will make for a smooth move and easy-to-find location for customers, Bevis added. "Interstate visibility is always good," he commented.

Pella wanted to own its own building, but the owner of the 60,000-sf building where it is a tenant wasn't interested in selling, according to Bevis. The Mountain West deal was a little more expensive than some of the alternatives the company looked at, but the site is in an enterprise zone, and tax benefits leveled the playing field, Bevis said.

CB Richard Ellis brokers Doug Viseur and Todd Witty represented Pella in the transaction.

Pella Windows & Doors will move into the new building, which will have about 11,000 sf of two-story office space, in December.

While that building is going up, two for-lease buildings, 83,000 and 43,000 sf, will get under way, as will eight user

buildings for tenants 8,526 sf and larger. The speculative buildings will have dock and grade-level doors, and ESFR fire protection. They will be ready for users in first quarter 2008.

"We think that demand for small user buildings warrants all the spec product that we're building," said Acquisitions and Development Officer T.J. Tarbell. The same holds true for the leasable space, he said. "We think that there is demand from users in the northeast market that want visibility on major interstates."

Mountain West Director of Development Greg Hector is heading up project design and construction efforts. Ware Malcomb is the architect for the development, which will be constructed by dcb Construction Co. CB Richard Ellis broker Jim Bolt is marketing the for-lease and for-sale buildings.▲