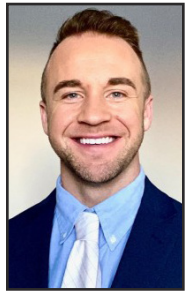


FSI

Continued from Page 12

floor drains and warehouse skylights. Additionally, the building is fully sprinklered and offers a 1.8:1,000 parking ratio.



Tanner Digby

Additionally, Digby brokered the sale of the 15,367-sf warehouse facility on 1.64 acres at 5910 Ingalls St. in Arvada. Buyer **5910 Ingalls Street LLC** purchased the building from **Metro Mechanical Property Colorado LLC** for \$2.8 million. The 1996-built warehouse features various loading capabilities, ample parking and yard space on a fenced lot.

■ **COLORADO SPRINGS – Bespoke Holdings** sold the 21,404-sf industrial asset at 702 Clark Place in Colorado Springs. According to public records, **Killin Properties LLC** purchased the facility for \$4.2 million. **Drew**



Colorado Springs industrial property sold in an off-market deal.

Dowis of NAI Highland exclusively brokered the off-market sale.

Built in the 1990s, the building is situated on nearly 4 acres. It features 16- to 26-foot clear heights and various loading capabilities. Additionally, the seller recently upgraded the property's parking lot and HVAC system. At closing, the property was fully occupied by Titan Robotics.

According to Dowis, the deal was advantageous for both parties involved. The 1031 exchange buyer plans to capitalize on the property's upside and accommodate Titan Robotics in an approximately 25,000-sf expansion project. The tenant will continue to occupy the existing building in addition to the expansion space. The sale also allowed the seller to attain a 69% annualized return on its invested capital. It intends to trade into another industrial opportunity in a 1031 exchange with the assistance of Dowis.

■ **ARVADA – Piper Electric Company Inc. and Stanmark Electric**, owned by **Ben Stuckey** and **Lee Carrier**, purchased a new facility that will act as their headquarters. The partnership acquired the 30,708-sf office/

warehouse at 5550 W. 60th Ave. in Arvada from **Stonehouse Signs Inc.**, which owned the property since its construction in 1968. The asset traded for \$3.6 million. A team from **Pinnacle Real Estate Advisors** represented the buyers in the transaction, while **Cushman & Wakefield** represented the seller.



Piper Electric Co. Inc. and Stanmark Electric relocate to new Arvada facility.

Piper Electric and Stanmark Electric will relocate to the new building from their previous headquarters location at 5960 Jay St. in Arvada. Company representatives said the move was bolstered by growth and expansion needs, which the new facility, nearly double the size of the Jay Street location, will accommodate. The buyers also were attracted to the property's Arvada location, keeping operations close to home.

“Arvada has been our home for more than 38 years, and it only makes sense to invest, build, and continue working in such a great, pro-business community,” said Stuckey. “Piper Electric and Stanmark Electric are growing rapidly, and this new, larger space allows us the much-needed infra-

structure to invest directly into our greatest asset, our employees and their future careers.”

The buyers will expand their electrical service operations at the new headquarters. Additionally, they will modernize the office portion to suit while utilizing the warehouse for their technician needs.

■ **COMMERCE CITY – Sixty57 LLC**, an investment group headed by **John V. Propp** of **John Propp Commercial Group**, purchased the 10,250-sf, single-tenant industrial building at 6057 E. 49th Drive in Commerce City. According to public records, the buyer acquired the asset from **KMKM Co. LLC** for \$1.8 million. The buyer was self-represented in the deal.

The 1970s asset features a fenced yard and dock-high loading. H20 Power Equipment, which has occupied the property since 2005, recently signed for an additional five years.

According to John Propp Commercial Group, the property was purchased as a long-term hold, cash flow investment.

■ **DENVER – QuikTrip Corp.** signed a full-building lease at 9305 E. Northfield Blvd. in Denver with landlord **Slaby Family LLC**. The tenant will occupy the 10,530-sf warehouse facility under a five-year agreement. **Jeff Brandon** and **Mike Quinlan** of **NavPoint Real Estate Group** represented the tenant in negotiations, while **Claire Hertel** of **Panorama Commercial**

Group represented the landlord.

According to Hertel, she began marketing the property in March and it garnered significant tenant interest, with many national brands looking at the space. Hertel attributed the interest to the property's location, private yard space and high ceilings. QuikTrip occupied the 2006-built property earlier this month after completing minor improvements.

■ **ENGLEWOOD – Ventana Capital Inc.** purchased an 8,508-sf light-manufacturing condominium at 8678 Concord Center Drive, Unit 200, in Englewood. The buyer acquired the property from **Dreamstyle LLC** for \$1.68 million. **Kirk Vanino** and **Matt Nora** of **Lee & Associates** exclusively brokered the transaction.

According to Vanino, the property saw significant interest during its three-month marketing process. He said the buyer was attracted to the property's Class A nature and southeast Denver location. ▲



Kirk Vanino

to Vanino, the property saw significant interest during its three-month marketing process. He said the buyer was attracted to the property's Class A nature and southeast Denver location. ▲

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