

## T Lowell

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seller **4645 Ice LLC** for \$2.93 million.

■ DENVER – **Bitaelen LLC** acquired the 5,200-sf office building at 2660 S. Monaco Parkway in Denver from seller **2660 Monaco LLC** for \$1.35 mil-

lion. A team from **Ally Realty & Finance** represented the buyer in the transaction, while **David Gagliano** and **Jason File** of **Fuller Real Estate** represented the seller.

According to the Fuller team, the buyer is expected to hold the property long-term and lease up its remaining vacancy. ▲

## ViaWest

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desiring to be located in central Denver,” said McManus. “Just minutes from downtown Denver and close to the National Western Complex, the project provides immediate proximity to an abundant workforce, public transporta-

tion and numerous nearby retail amenities, and is less than 30 minutes from Denver International Airport.”

The project, set to deliver in the second quarter of next year, comes at a time when demand for industrial product is at an all-time high in the Denver

metro area. According to Cushman & Wakefield research, 2021 was a record-breaking year for the Denver industrial market, with 14.2 million square feet of leasing activity. The momentum continued into 2022, with first-quarter reports showing 1.9 million sf in leasing activity. ▲

## Confluent

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serve a diverse range of tenants that will benefit from convenient access to I-25 and strong labor pools.”

Crean noted that Ken Caryl Commerce Park is expected to attract similarly strong tenant interest because of its unmatched visibility, easy access off E-470 and highly sought-after, supply constrained location.

To be completed by year-end, Ken Caryl Commerce Center will accommodate users ranging from 20,000 to 175,000 sf, offering ESFR sprinklers and 28-foot clear heights. The development also features 250 parking spots.

Confluent Development adds the industrial parks to a portfolio of more than two dozen developments spanning various property types in Colorado and beyond. ▲

## Armstrong

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knew the market’s residential density, strong demand and high barriers to entry for new competing supply would create an outstanding operating environment for self-storage product. Adding the site’s terrific curb appeal and can’t-miss-it visibility on Quebec Street to the mix further enhanced buyer interest. ACD received multiple offers on the listing and ultimately selected an experienced national owner-operator of self-storage facilities to take over the reins.”

GCP could not be reached for comment on the acquisition.

■ DENVER – **DHL Express** signed a lease with landlord **Nuveen Real Estate** to occupy 55,827 sf at the approximately 140,000-sf Enterprise Park Business Center building at 10075 E. 40th Ave. in Denver. **Mike Camp** and **Jim Bolt** of **CBRE** represented the tenant in nego-

tiations. **Tyler Carner**, **Jeremy Ballenger** and **Kyle McClure** of **CBRE** represented the landlord, noting the building’s visibility from Interstate 70 was a driver of tenant demand.

■ AURORA – **SmartStop Self Storage REIT Inc.** purchased the 55,707-sf self-storage property at 7411 S. Gartrell Road in Aurora for an undisclosed amount. According to public records, **Gartrell SS LLC** is the seller.

Built in 2018, the property comprises a single-story building and a three-story building offering a mix of drive-up and interior climate-controlled units. Additionally, the property features 24-hour video surveillance, keypad access and outdoor vehicle storage.

“This state-of-the-art facility is well situated in a high-growth residential environment and is complementary to our existing store located approximately half

a mile away on Gartrell Road,” **Wayne Johnson**, president and chief investment officer of SmartStop, said in a company press release. “The area’s strong median household income and solid density, coupled with the brand recognition from SmartStop’s existing stores in the Denver market, make this a strong addition to the SmartStop portfolio.”

■ DENVER – **GZSC Holding LLC** acquired the 12,000-sf industrial building on 0.69 acres at 520 E. 56th Ave. in Denver. According to public records, the buyer purchased the property from seller **520 E 56th LLC** for \$2.5 million. **Alyssa Tomback** of **Marcus & Millichap**, who brokered the transaction on behalf of the seller, said the property sold for 96% of the list price to a local sheet metal fabrication company.

Built in 1978 and renovated in 2021, the shallow-bay indus-

trial property features 3,500 sf of Class A office space, representing 29% of the building.

■ ARVADA – **Scussame LLC** purchased the 10,987-sf warehouse building on 1.35 acres at 5345 Marshall St. in Arvada. The buyer acquired the asset for an undisclosed amount from **The Estate of Lillian R. Adams, L.G. Adams Family Trust, LG Adams Marital Trust** and **LG Adams GST Exempt Marital Trust**. **Tanner Digby** of **Digby Commercial Advisors** exclusively brokered the off-market sale.

According to Digby, the property garnered significant interest from prospective buyers because of its location, warehouse size, and large paved and gated yard space.

The fully sprinklered property, offering four drive-in loading doors, ultimately sold to a buyer that will utilize it for its business following significant renovations. ▲



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