

# Industrial

## RFMX signs lease on 265,000-square-foot industrial space

by Avalon Jacka

METRO DENVER – RFMX Corp. and RFMX Warehouse & Distribution signed a lease for more than 265,000 square feet of industrial space located at 4221 N. Monaco St. The lease is one of the largest in the Denver area this year.

Brian Cox of Lee & Associates represented the tenant. Jessica Ostermick of CBRE represented the landlord, Conscience Bay Co. The brokers worked together to achieve an “aggressive rate” in the market for the long-term lease, Cox said.

RFMX’s new workspace is its third location in Colorado. The property is centrally located with direct access to Interstate 70. The secured site includes outdoor storage space and a rail spur. RFMX will expand its third-party logistics model in the space, which offers the ability to increase rail capacity for its clients. RFMX’s clients are finding that rail is much more affordable for delivery compared to truck and trailer deliveries, so the rail spur offered an advantage for the company, Cox explained.

Lee & Associates also has rep-



RFMX’s new industrial space is one of three locations in Colorado.

resented tenants in several other recent industrial lease agreements in the Denver metro area. Matt Nora and Jeff Hallberg brokered the lease for Ramblin Express Inc. on a 24,844-sf industrial space on 6.6 acres at 3751 Fraser St. in Aurora. Crum Electric Supply Co. Inc., represented by Alex Clark, inked a lease on a 22,675-sf building at 6260 N. Washington St. in Denver. Nora, along with Kirk Vanino, represented SOS Site Services in the lease of a 13,599-sf warehouse building at 4905 N. York St. in Denver.

### Other News

■ FORT COLLINS – Henry Group Real Estate facilitated a deal on an industrial property for \$3.8 million.

Brokers Boston Weir, Patrick

Henry and C.J. Toohey of Henry Group Real Estate represented the buyers, Philip and Linda Stransky, in the acquisition of 913 E. Laurel St. The Stranskys do not own any additional commercial property. The 22,041-sf property is located less than a mile east of Colorado State University’s main campus.

The property, sold by 913 E. Laurel St. LLC, is fully occupied by Lumen Technologies (formerly known as CenturyLink). A statement said the buyers’ interest stemmed from the long-term credit tenant, as well as the future value of the property. Rob Rolley of Re/Max Commercial in Colorado Springs represented the seller.

According to a statement from Henry Group Real Estate, the Stranskys were “looking for

a steady cash-flowing investment with long-term upside, making this an ideal investment opportunity for these clients.” Planned improvements to the property include a new roof re-roll and minor mechanical upgrades.

■ ARVADA – An industrial site operating as a foundry since the 1940s has sold for \$2.8 million.

The 19,199-sf property, located at 5655 Marshall St., features a yard, which Tanner Digby of Digby Commercial Advisors called the “biggest attraction” to the site.

“We continue to see incredible demand and seemingly no supply for industrial properties with a yard,” Digby said in a statement. Digby and Charles Anania of Digby Commercial Advisors represented the seller, Winner Foundries and Manufacturing Inc. and Martin W. Van Scoyk.

The buyer, 5655 Marshall St. LLC, was represented by Contessa Quintana of Gala Realty Group LLC. The buyer will operate a welding business out of the property.

■ METRO DENVER – Cultura Holdings LLC purchased a 7,400-sf free-standing industrial building with a storage yard.

The property, located at 2001-

2009 S. Cherokee St. in Denver, sold for \$1.77 million. The building sits on roughly 0.3 acres and features one dock-high door.

Cultura Holdings was represented by Mike Quinlan of NavPoint Real Estate Group, while Brian Basham of Basham Investments LLC represented seller Winphal LLC.

NavPoint also oversaw the sale of 7108 S. Alton Way, Building H, in Centennial, a property featuring two dock-high doors on 0.11 acres of land, for \$1.08 million. Matt Kulbe and Jordan Burgess represented the seller, One P.M. LLC. Buyer Divine Homes Denver LLC

was represented by Dana Goldfarb of Re/Max Professionals.

Please see *Cultura*, Page 20



Brian Cox



Mike Quinlan



Matt Kulbe



Jordan Burgess

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