

Dalco

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er, and **Jeff Brandon** represented the buyer. Both brokers are part of the NavPoint team.



Jeff Brandon

The property is comprised of four commercially zoned parcels. Two of the parcels are fenced outdoor storage, and two parcels have buildings that total just under 12,000 square feet. Situated north of Wolfensberger Road, the property affords quick access to Castle Rock and the Interstate 25 corridor.

■ DENVER – A 2.08-acre industrial property near the intersection of Interstates 70 and 225 has traded hands in an off-market transaction.

Dalco Industries Inc. purchased the property at 3730 Salem St. for \$3 million from **737 Co.** The property features a 9,863-sf building, a rail spur and heavy cranes.

The transaction was initiated as a tenant buy without representation, but both sides decided to obtain real estate representation. **Brian Baker** and **Bob Pipkin** of **Fuller Real Estate** represented the buyer. **Tyler**



Brian Baker



Bob Pipkin

Reed of Stream Real Estate represented the seller.

Dalco Industries, the former tenant of the property, was founded in Denver in 1956.

The company is a material supplier for rebar and concrete products and is a major supplier to the Colorado Department of Transportation, RTD light rail and Denver International Airport. The original owners sold the business to the employees years ago, but the real estate remained under control of the family. With the sale, Dalco Industries' employees now also own the real estate of the business.

■ GOLDEN – A 11,340-sf industrial building with a yard near the intersection of Interstate 70 and Colorado Highway 58 has sold for \$2.7 million.

Baystone LLC sold the 1.04-acre property at 13280 W. 43rd



Tanner Digby

Drive to buy **13280 W. 43rd LLC** in December. **Tanner Digby** of **Digby Commercial Advisors** represented the buyer, and **Brett MacDougall** and **Mike Desantis** of **Unique Properties Inc./TCN Worldwide** represented the seller.

The buyer, formerly the tenant of the property, will continue to operate its business, Ted's Sheds Colorado, at the location.

■ COLORADO SPRINGS – A 1.5-acre property in northeast Colorado Springs has sold for \$842,500.

GF Buchanan LLC purchased the property from **Nicholas J. Barrett, Trustee of Maria R. Barrett Revocable Trust.** The industrial property at 118 Buchanan St. includes a 3,208-sf building built in 1965. **Andrew Oyler** of **Quantum Commercial Group Inc.** represented the seller. **Scott McLean** of **Development Advisors** represented the buyer.

■ LOUISVILLE – A 1.22-acre lot in the Colorado Tech Center sold for an undisclosed price.

An undisclosed buyer purchased the undeveloped parcel at 380 S. Taylor Ave. with plans to develop the land for its business use.

Levi Saxen of **Pinnacle Real Estate Advisors LLC** represented the undisclosed seller.

"We were pleased to assist our seller in finding a buyer who was able to transact quickly on this developable lot in the Colorado Technology Center," said Saxen. "We were able to obtain attractive seller financing terms for a portion of the sales price, resulting in higher net proceeds for our seller and flexibility for the buyer."

■ METRO DENVER – **Gruber Commercial Real Estate** facili-

tated several deals in the Denver metro area.

Osage Studios LLC purchased a 10,300-sf industrial building with a fenced yard at 1305 Osage St. in Denver. The final sales price was \$2.13 million. **Mike Viehmann** and **Mike Wafer Jr.** of **Newmark** represented the seller, **GSW Ventures LLC.** **Russell Gruber** of Gruber Commercial represented the buyer in the transaction.

ZTrip leased an entire, 13,893-sf industrial building at 1001 W. 42nd Ave. in Denver. ZTrip is a national on-demand ride-hailing app that has partnered with RTD. Gruber represented the landlord, **Nanette Martinez.** **Matt Nora** of **Lee & Associates** represented the tenant.

ZTL Partners leased 5,000 sf of office and warehouse space at 16700 E. Second Ave. in Aurora. The property features dock-high loading and a front-park/rear-load design, according to a marketing brochure. Gruber and **Mike Wafer** of Gruber Commercial represented the landlord, **Judco Properties,** while the tenant was unrepresented. ZTL Partners provides services for commercial, residential, multifamily and government properties, including painting, roofing, flooring, landscaping, general contracting, snow management, janitorial services, resident screening and more.

Tankhead leased 3,200 sf of warehouse space at 1344 W. Cedar Ave. in Denver. Tankhead is a boxing gym offering classes in Muay Thai, mixed martial arts

and self-defense. **Steve Fletcher** of Gruber Commercial executed the lease on behalf of the landlord, **Acquisition & Development LLC.** The tenant was not represented.

■ COLORADO SPRINGS – An auto body shop has leased 3,706 sf of industrial in the Knob Hill neighborhood.

Mile High Collision LLC leased the space at 317 Swope Ave. from **Sweet Pea 317 LLC.** **Taylor Roy** of **Malman Commercial Real Estate** represented the tenant. **John Benson** of **NAI Highland** represented the landlord.

■ ENGLEWOOD – A Colorado- and Florida-based designer, manufacturer and global distributor of industrial evaporation equipment has leased industrial space adjacent to Broken Tee Golf Course.

Evaporation King LLC leased the 1,800-sf space at 2307 W. Oxford Ave. from **Rental Enterprises LLC.** **Brad Gilpin** at **Unique Properties Inc./TCN Worldwide** represented the tenant. **Corey Murray** of **SVN | Denver Commercial** represented the landlord.

Evaporation King's proprietary line of evaporation equipment is used in the mining, energy, food and beverage, bioscience and pharma, textile and waste management industries, according to its website. The company produces various models for high- and lower-volume applications. ▲



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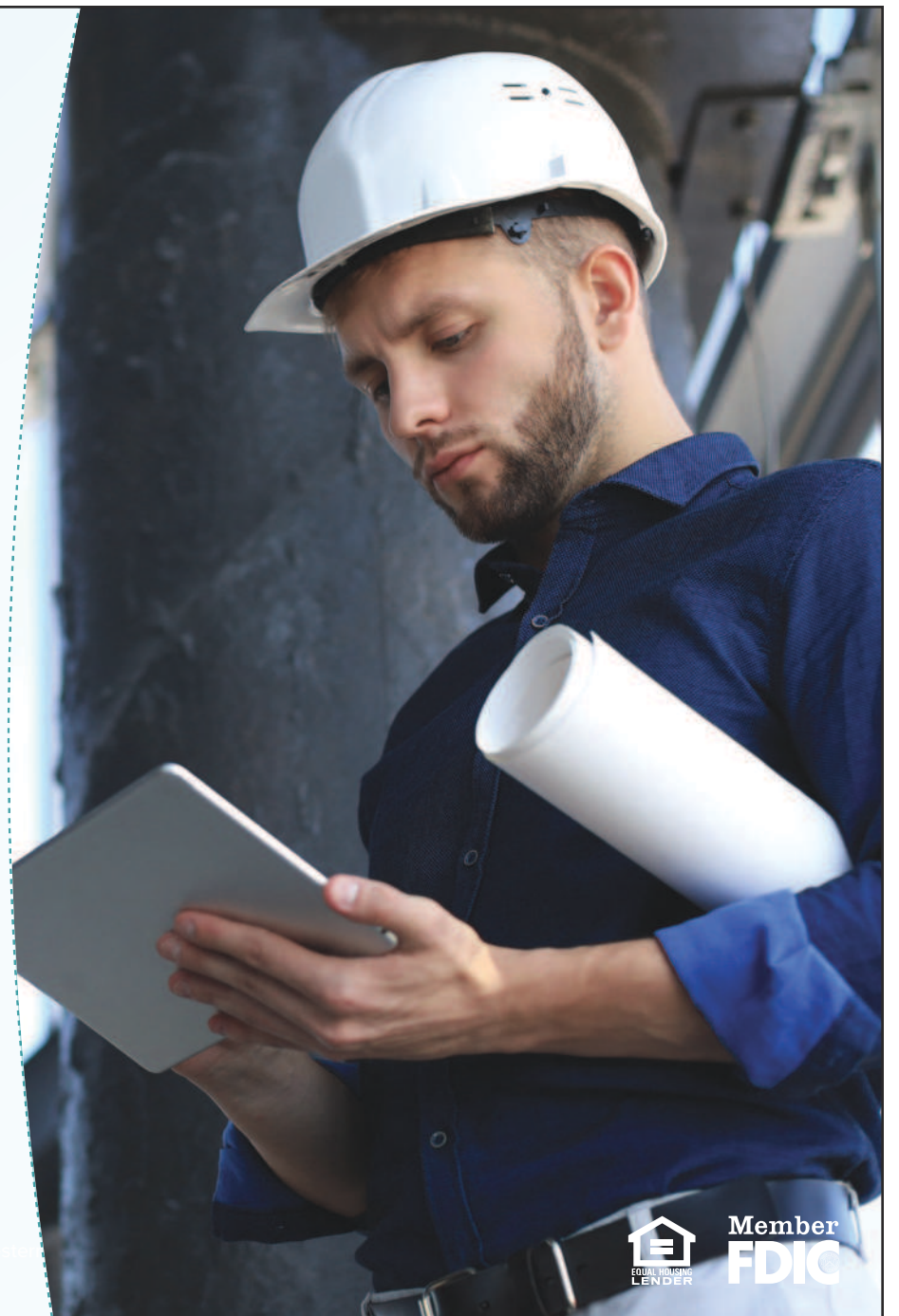
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