

# Industrial

## LaForce signs 33,700-sf lease for 2nd Colorado location

by Avalon Jacka

LOVELAND – A national commercial door company has signed on as the first tenant at a new, Class A industrial/distribution spec building in Northern Colorado.

Green Bay, Wisconsin-based **LaForce LLC** signed a long-term lease for 33,700 square feet in the 100,017-sf Building One of Boyd Lake Commerce Center, located at 3841 Vander Meer Drive.

LaForce’s space is approximately one-third of BLCC One. The building features 28-foot clear height, four drive-in doors, 24 dock-high doors, ESFR sprinklers, ample power, 179 parking stalls and available trailer parking. The property also includes indoor and outdoor storage and outdoor yard space.

Boyd Lake Commerce Center provides direct access to multiple thoroughfares, including East Crossroads Boulevard, Interstate 25, and U.S. Highways 34, 287 and 392, as well as regional access to Interstates 70 and 80. The property is adjacent to Northern Colorado Regional Airport.

**Cushman & Wakefield** facilitated the lease for both the landlord and the tenant. **Jason Ells, Colin Rowe** and **Sean Kropke** represented LaForce in the lease, and **Alec Rhodes, Aaron Valdez,**



The developers of Boyd Lake Commerce Center, located at 3841 Vander Meer Drive, have welcomed the center's first tenant, LaForce.

**Tyler Smith** and **Ells** represented the landlord. The landlord representative team is currently negotiating with other companies that could soon bring BLCC One to full occupancy.

Developed by a joint venture between **Saunders Commercial Development** and **Winslow Investments LLC**, Boyd Lake Commerce Center offers flexible design for assembly, research and development, manufacturing and warehouse/distribution users. The project has space available from 20,000 sf up to 1 million sf. BLCC One was delivered in the first quarter. The groundbreaking for BLCC Two, a second high-bay industrial building in the project, is planned for late this year.

Established in 1954, LaForce is a distributor of commercial doors

and hollow metal frames, hardware, security systems, fire-rated doors and more. The company has extensive experience in multiple industries with projects of all sizes, from new commercial buildings to remodel and retrofit projects. While many of its locations are in Wisconsin, LaForce has additional locations in Fort Collins, as well as Illinois, Indiana, Michigan, Minnesota, Ohio and Texas.

### Other News

■ **GOLDEN**—An 18,478-square-foot industrial building northwest of the Interstate 70-Colorado Highway 58 interchange has sold for \$4.3 million.

**CFC Investments LLC**, an entity of Colorado Floor Co., sold the

property at 13050 W. 43rd Drive to **Bijou Creek Investments LLC**. Built in 1999 and renovated in 2018, the property has an 11,000-sf fenced yard, three drive-in doors and one dock-high door.

**Tanner Fanello** of **Fuller Real Estate** represented the seller, while **Christopher Ball** of **Ball Properties Inc.** represented the buyer. The property went under contract within 45 days of listing after receiving multiple offers.



Tanner Fanello

Colorado Floor Co. was looking to expand its warehousing services and was unable to do so at the property, which is approximately half office and half warehouse. The company purchased a 23,646 -sf office building at 5420 Ward Road in Arvada via a 1031 exchange with the proceeds from the sale. Fanello represented Colorado Floor Co. in the \$4.4 million purchase, and **Brian Hutt** of **CBRE** represented the seller, which was listed as **Ward Road Office Associates LLC** on Jefferson County public records.

Bijou Creek Investments is an HVAC company and plans to occupy part of the building and

lease some of the space.

■ **WHEAT RIDGE** – A confidential tenant signed a triple-net lease for an industrial/flex space off the Kipling Street-Interstate 70 intersection.

The tenant leased the 10,266-sf space at 4970 Iris St. from **Wild Iris Flower LLC**.

**Tanner Digby** of **Digby Commercial Advisors** represented both the tenant and the landlord in the transaction.

■ **DENVER** – A pair of industrial condos in the Berkeley neighborhood traded hands for \$1.2 million, or \$166.44 sf.

**A&G Holdings Ltd.** bought the condos at 6271 Beach St., Units A and B, from **SDM Realty Group LLC**. **Michael DeSantis** and **Brett MacDougall** of **Unique Properties Inc./TCN Worldwide** represented the buyer in the transaction. **Scott Marcum** of **Marcum Commercial Advisors** represented the seller.

The units, totaling 7,210 sf, consist of approximately 1,600 sf of office space with the remainder comprised of high-clear-height warehouse space. The property, originally built in 2005, features “great access” to the city’s major

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# Office and Industrial Sales Activity

**Commerce Square**  
Aurora, CO  
145,242 SF  
Property Sale  
RECENTLY CLOSED

**Saltbox**  
Denver, CO  
101,788 SF  
Property Sale  
RECENTLY CLOSED

**Rampart Center**  
Centennial, CO  
100,455 SF  
Property Sale  
MARKETING

**12795 W Alameda**  
Lakewood, CO  
166,745 SF  
Property Sale  
COMING SOON

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