

*DPC news items/articles as appeared in the Colorado Real Estate Journal...*

**Spyder Climbs by 64,000 sf**

by Jill Jamieson-Nichols

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An existing tenant in Foothills Industrial Park signed one of the largest leases in Boulder this year, bringing the park to full occupancy. Spyder Active Sports, which occupies space at 3850 Frontier St., leased another 64,000 square feet at 3825 Walnut St. in a deal handled by Fuller and Co. brokers Chris Ball, R.C. Myles and Jeff Roemer. The Boulder-based skiwear and outdoor-wear company signed a five-year lease for the warehouse. Other tenants in the approximately 100,000-sf building, are W.W. Grainger, an industrial supply company that has 20,000 sf, and the Denver Newspaper Agency, which occupies 16,000 sf, Ball said. The building sat empty after being vacated by Graphics Packaging Co. approximately 18 months ago. Owner DPC Development Co. subsequently undertook a \$400,000 renovation that included new dock doors, parking lot resurfacing and other improvements. "Once we did that, we had three really good tenants," said DPC's Chris King. "There is a fair amount of vacancy in Boulder. A lot is inferior space that's not ready to go," said King, explaining the renovation affirmed to the company that its investment would pay off. DPC Development purchased Foothills Industrial Park, a three-building, 288,000-sf property at Walnut and Foothills Parkway, in 1999. Spyder Active Sports occupies approximately two-thirds of the 62,900-sf building at 3850 Frontier, where La Sportiva has the remaining space. Longtime tenant Advanced Direct continues to occupy the third building at the park, which totals 125,000 sf. Spyder's lease is believed to be the second-largest industrial lease in the Boulder market this year. Celestial Seasonings signed a 60,000-sf renewal and took 21,000 sf of expansion space in an Etkin Johnson Group building at 6325 Spine Road earlier in the first quarter. Etkin Johnson's Lynn Johnson handled the transaction.

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