

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

DPC Adds \$10.8 Million Project in Boulder to its Portfolio

by Jill Jamieson-Nichols

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DPC Development Co. has acquired a 260,000-square-foot industrial property at a prime location in Boulder for \$10.8 million. Foothills Industrial Park is at the corner of Foothills Parkway and Walnut Street, a few minutes from the Boulder Turnpike and a short distance from downtown Boulder. "It truly is a 100 percent location," said DPC Executive Vice President Chris King. While the company paid a reasonably high price for the building, said King, the land itself is worth \$7 a square foot, which would make it impossible to build the same project today. "The value of the land is more than the product that's sitting on it," he commented. Foothills Industrial Park includes three light-industrial/warehouse buildings fully occupied by two tenants: Graphic Packaging Corp., a Coors spinoff, and Advanced Direct, a direct-mail company. Graphic Packaging occupies two buildings of 100,000 and 80,000 sf, and Advanced Direct is a tenant in an 80,000-sf building. The majority of the project was acquired from Commander Leasing for \$10 million. SSN Ltd. owned 20,000 sf of the largest building, which was purchased in a second transaction worth \$800,000. Average rents in the industrial park are about half the market rate of \$6.50 per sf triple net. But when it comes time to take advantage of the upside, DPC wants tenants to feel like they're getting something in return, so it plans to make landscaping, signage and parking lot improvements, said King. The park was completed in 1968. Denver-based DPC Development owns approximately \$175 million worth of industrial, office and retail properties along the Front Range. It is completing renovation of the old University Mall in Fort Collins into University Center, which will include King Soopers, OfficeMax, Steinmart and Petco.

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