

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

DPC Picks up Manufacturing Building in Adams County

by Jill Jamieson-Nichols

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With a tenant in tow, Greenwood Village-based DPC Development Co. picked up a 56,462-square-foot manufacturing building in Adams County for \$2.1 million. The former Majestic Metals building at 1400 E. 66th Ave. will be fully occupied by Bluebird International, which fabricates and assembles lawn service equipment, like aeration devices. Majestic Metals owners Karl and Jeanie Roberts put the building on the market because the company, which does precision metal manufacturing, planned to relocate to a new 90,000-sf building at 78th Avenue and Washington Street in unincorporated Adams County. Bluebird International was looking to lease, but liked the building's functionality and location, said broker Gene Goodstat of The Staubach Co. in Denver, who had been working with Bluebird for several months. He approached DPC Development, with which he'd done business, and the company expressed interest in buying the building. "It's an exceptional manufacturing building, and it's in Adams County," said broker Bruce Johnson of Coldwell Banker Commercial Van Schaack in Denver, who represented the seller. Built in 1986 and 1989, the building is located on 3.15 acres just east of Interstate 25, with access via 58th Avenue and Washington. It is within an enterprise zone. The property has been very well-maintained, according to Johnson, with mature landscaping. It includes automatic sprinkling and, constructed of noncombustible materials, it also features drive-in doors, 14- to 18-foot ceilings, 8-inch concrete floors in the manufacturing area, high-efficiency lighting, skylights and 90 parking spaces on an all-concrete surface. Majestic Metals took occupancy of its new building in mid-August.

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