

From the Denver Business Journal:

<https://www.bizjournals.com/denver/news/2020/12/29/nexus-north-dia-commerce-city-becknell-sold.html>

# 1M-square-foot distribution facility among buildings planned on recently sold 170 acres in Commerce City

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Becknell Industrial and Ares Management Corp. are planning a three-building, 1.5 million-square-foot project in Commerce City after purchasing 170 acres within Nexus at DIA and Nexus North, a master-planned business park at Tower Road and East 84th Avenue, near Denver International Airport.

The project will include a 1 million-square-foot, build-to-suit distribution facility for an unnamed national home improvement retailer, according to a release from Cushman & Wakefield.

Becknell Industrial purchased the 170 acres of vacant land for a combined \$22.4 million, according to Adams County property records.

Drew McManus, Bryan Fry and Ryan Searle of Cushman & Wakefield represented the sellers in the two land deals that accounted for the 170 total acres.

McManus, in collaboration with Jim Bolt and Mike Camp of CBRE, also represented Becknell Industrial in negotiations for the 1 million-square-foot lease with the home improvement retailer.



PROVIDED BY CUSHMAN & WAKEFIELD

A buyer recently paid \$22.4 million for 170 acres of vacant land in Commerce City, according to property records.

Becknell Industrial and Ares Management Corp. also have plans to build a 330,000-square-foot cross-dock warehouse and a 170,500-square-foot rear-load building, according to Becknell.

A 17-acre development site could also accommodate future development of a 162,200-square-foot building.

Colorado-based Schuck Communities, the owner of Nexus at DIA, has sold more than 400 acres in the Nexus at DIA and Nexus North areas over the past three years. In 2018, Becknell purchased a parcel for a 540,000-square-foot distribution facility, which is now anchored by Haier, a division of GE Appliance.

Elsewhere in Commerce City, Trammell Crow Company and its capital partner, Clarion Partners LLC, plan to build a 1.17 million-square-foot industrial park on 89.6 acres of vacant land just northeast of the intersection of Interstate Highway 76 and East 104th Avenue. The companies recently paid \$15.1 million for the site, according to property records.

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