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Industrial

Last-mile industrial park to grow on former greenhouse site

by Jill Jamieson-Nichols

A decades-old Denver greenhouse will grow into a last-mile industrial park with exceptional interstate access.

"Infill sites with this type of access are very hard to find," Komunale Properties President John Komunale said of the approximately 15-acre former Center Greenhouse property at the northeast corner of Interstates 25 and 270. "When you have 25, 76, 36 and 270 all within a stone's throw, that got us pretty excited."

The new industrial park, Central Connection, will consist of a 153,258-square-foot building with 32-foot clear height and a 41,280-sf, 24-foot-clear building. Alcorn Construction is slated to break ground in December and deliver the buildings in approximately 12 months.

Designed by Powers Brown Architecture, Central Connection will offer freeway visibil-



Two buildings totaling 194,538 square feet will make up Central Connection.

ity, ESFR fire protection systems, and multiple dock-high and drive-in doors.

"We're going to build a Class A project that we want to have as a long-term hold because we think this product is irreplaceable," said Komunale.

Located off East 73rd Avenue

between Washington Street and Gilpin Way in Adams County, Center Greenhouse sprouted from a family farm purchased by Italian immigrant Pietro Yantorno, who later went by Pete Center, in 1889, according to History Colorado. The Yantorno family grew vegeta-

bles they sold at Denargo Market in downtown Denver and later transitioned into growing carnations. Prior to its closing, Center Greenhouse was a wholesaler of perennials and bedding plants.

Komunale Properties purchased the greenhouse proper-

ty and a neighboring tract for approximately \$5 million.

"As the I-70 construction project continues to impede distribution user's efficiency, the I-25 corridor has emerged as the darling of this industrial cycle. That has been reflected on both leasing velocity and land pricing," said Colliers International Associate Nick Rice, who is handling leasing for Central Connection with T.J. Smith, also of Colliers.

"Komunale Properties did an excellent job of identifying an infill site at a competitive basis and has designed attractive buildings with modern features that will bring strong activity," Rice said. "We are targeting a wide variety of tenants with last-mile distribution requirements and our ability to accommodate users as small as 16,000 square feet differentiates us within the competitive market." ▲