

Weekly Feature

Filling the building void



Photos by PENNY STINE/Real Estate Weekly

ABOVE: The industrial building above will have a large warehouse area, a small office area and an upper floor in part of the building that tenants can use for additional office space or for storage. **BELOW:** Although the buildings are steel, they have a stucco and stone exterior on the street side, giving the development a nice curb appeal.

Commercial development keeps builder and his staff working

The slowdown of the local residential real estate boom has brought one builder back to his roots.

When the stream of buyers coming to his company's residential subdivisions slowed to a trickle, Darren Davidson, president of Precision Construction and Davidson Homes, saw an opportunity to fill a needed void in the Grand Valley and keep his staff by turning back to commercial and industrial construction.

"We started in commercial," says

Davidson. His company built, among other things, the fire station in Vernal, Utah, the Estes Park Visitors Center and the Rangely water treatment center.

By PENNY STINE
Real Estate Weekly

"We've been doing commercial for 15 years," he says. Focusing once again on commercial development wasn't a stretch for Davidson,

whose company also excelled at residential developments like Mesa Estates, Autumn Glenn and Garfield Estates.

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ABOVE: The buildings will all share a similar exterior look, with a stucco and stone facade on the front and side where the entrance will be. **BELOW:** All of the buildings at Indian Road Industrial Park will have a large workshop or warehouse area, which can be configured to the buyer's needs.

VOID: There are six other buildings in the planning stages

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"We're keeping all our guys busy," says Steve Voytilla with Hill and Homes, the marketing agent for Davidson's companies. "We use as many of the same subs as we can, and they're thankful for the work."

Right now, Precision Construction is working on Indian Road Industrial Park, a commercial and industrial park on 35 acres off D Road near 27 1/2. Initially, the company began working on the project while the city was working on the Riverside Parkway, but put it on hold until the parkway was complete. Now, the location is a major draw, with direct access to Riverside Parkway, which puts vehicles minutes away from every other part of town.

It also puts workers who want to take a walk at lunch minutes away from the Colorado Riverfront Trail.

Two buildings were recently finished in the park, and both were leased before construction was complete. Two other buildings are under construction and in the negotiation process with prospective tenants.

They should be finished within 45 days. The company has six additional buildings in the planning stage, waiting for final approval from the city to begin construction, which



should happen within 30 days. Those six buildings are available, although the company is also planning a pre-sold building involved in the heating and cooling business, which should be finished by the end of the year.

"We're really pushing to get the

foundations in before the ground freezes," says Voytilla, who notes that the buildings are ahead of schedule. "With commercial buildings, we can have them up and ready in 90 days."

The current buildings under construction are 4,000 square feet,

with a large warehouse or shop area, restrooms, office space and an upper story that can either be additional office space or storage. The buildings have stucco and stone exteriors facing the street and the parking areas, which improve the curb appeal of the industrial park. The industrial zoning allows oilfield companies to set up shop.

"We have everything from quarter-acre to two-acre sites," says Voytilla. "We could build up to 15,000 square feet."

Although the company is following a generic plan for the buildings' interior, they're happy to make adaptations or special configurations for individual tenants, especially if they come in early during the construction phase.

"We can custom build anything for anybody," says Voytilla, "any size to meet specific needs of tenants."

In addition to Indian Road Industrial Park, Precision Construction is also working on another commercial development in Fruita. The company will start on construction of a 12,000 square foot pre-sold building next month.

The buildings at the industrial park are available for lease or for sale. Interested parties should contact Steve Voytilla with Hill and Homes Real Estate at 234-2000.