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Former Heavenly Daze Brewery building brings on the hard stuff

by Jill Jamieson-Nichols

Call it a sign of the times, but Colorado's first whiskey distiller is having a hard time keeping up with demand, necessitating a move to a building where it will double production.

Stranahan's Colorado Whiskey has taken over the former Heavenly Daze Brewery building at 200 and 208 Kalamath St. in a \$3.05 million acquisition. Boulder investor Stephen Tebo sold the property.

A small-batch distiller that has been in business for approximately five years, Stranahan's was producing six barrels of whiskey a week in leased space in Denver. It will produce 12 barrels a week in its new facility, which also will have a full-service restaurant, said broker Jeff Corn of Fleisher Smyth Brokaw, who represented co-owner Jess Graber in the transaction.

"His business is booming right now. He's very excited about the new facility," said Corn. Corn said Graber intends to turn the property, which is visible from Interstate 25, into a visitor destination offering tours, dining and retail sales.

"It's a great use for the site. I'm excited to see them get started," said Natasha Felten of Colorado Commercial Cos.,



The former Heavenly Daze Brewery building was purchased by a whiskey distiller.

who represented the seller. When it was listed in the third quarter, the property received "unbelievable" activity, Felten said "It's such a visible site. It's a perfect site for an owner-user."

Because it was operated by a beer brewery that had a bar and equipment in place, the 56,954-square-foot building set up well for its new use. "It was a perfect facility for them," said Corn, adding the company should be in full production by July 4 at latest.

"With the existing FF&E in the property, we were able to structure a very creative deal with the purchaser, which is very synergistic," added Felten.

Built in 1969 and renovated in 1998, the building sits on an approximately 1.5-acre indus-

trial-zoned site. It has dock-high and drive-in loading and is located within an enterprise zone. There also is a 1,006-sf house on the site that was built in 1896.

The transaction took five full months to close, said Michelle Brokaw of Fleisher Smyth Brokaw, who represented the buyer along with Corn. "It wasn't for a lack of incredible, heroic efforts on the part of the seller, the buyer, the SBA and all the parties involved," she said. "It gives perspective to how long it takes to get a transaction done in this market," she said.

Financing for the deal came from Millennium Bank and a U.S. Small Business Administration Certified Development Co. loan handled through Preferred Lending Partners.▲