



## Working Outside the Norm Best Buy

In 2015, the multinational consumer electronics corporation, Best Buy, was looking to expand its operations near their existing distribution center in suburban Denver, Colorado.

Responding to their need, Becknell Industrial initially presented Best Buy with a site south of the Denver International airport. Although Becknell's design and aggressive pricing was preferred over competing bids, the proposed site location was not. Best Buy's requirements called for the new facility to be located near its existing distribution center, offer excellent interstate visibility and provide that all utilities currently existed on site. Becknell's market knowledge and business development relationships in the area provided the company the opportunity to purchase a land parcel that better suited Best Buy's needs which ultimately helped secure the deal.

Located in one of Denver's top submarkets in Aurora, this new facility will allow Best Buy to consolidate its existing operations within a premier and strategically located industrial park. The expertise of Becknell's internal engineers allowed them to best understand and provide the flexibility to meet Best Buy's requirements. In addition, Becknell's engagement with the City of Aurora and understanding of the new site helped push the deal along within a very critical timeframe.

The 251,680 square-foot facility will function as a warehouse and distribution center specifically for Best Buy's incidental sales products which include scratch and dent, discontinued items, clearance and open-box sales in a Will Call portion of the facility. Located in Park 70 where Interstate 70 and Highway 470 intersect, the facility features 32' clear height, 74 dock doors, 2 drive-in doors, ESFR, LED lighting and will be fully operational mid-2017.

