



Property type

Warehouse/distribution

Address

14831 Washington St
Thornton, CO 80023

Submarket

North

Assignment size

76,463 sf

Deal type

Food manufacturing

Term

10 years

Situation

Meati Foods, starting in 2019, secured several rounds of funding to develop and produce their innovative mycelium-based meat alternative. Their success propelled them towards needing a large manufacturing facility to keep up with production for upscale restaurants and broader U.S. distribution as well as enhancing their brand in major markets.

Solution

Early in the process, Meati engaged the Denver industrial services team of Avison Young. The team was hired based on their experience with the real estate needs of Colorado manufacturers and their robust affiliation with Naturally Boulder, a non-profit organization focused on enhancing the natural products industry.

Process

While COVID-19 had an adverse affect in the office and retail sectors of commercial real estate, industrial remained in high demand; however, there were limited availability of food production spaces. An initial survey determined antiquated food production spaces too costly to retrofit for the unique technological specifications Meati would require.

The team then pivoted towards large warehouse/distribution spaces with clean, white boxed space. This allowed flexibility for Meati's design and layout without the additional cost of demolition or retrofit. The cost savings allowed Meati to upgrade water and power to the space which was an essential infrastructure improvement.

Results

Avison Young identified a newly constructed warehouse with a motivated, manufacturer-friendly landlord. This location would be able to accommodate Meati's processing needs in a building otherwise built for distribution. Meati's engineering team was able to design an efficient processing space to accommodate the large fermenting tanks and freezers required for their new concept.

The exterior of the building now displays their highly visible corporate brand identity, a first step in bolstering Meati's cutting-edge image.