

**FOR THE EXCLUSIVE USE OF**  
JEFF.SCHAEFFER@ALTERRAPROPERTY.COM

From the Denver Business Journal:

<https://www.bizjournals.com/denver/news/2026/05/07/alterra-ios-denver-colorado-springs-industrial.html>

SUBSCRIBER CONTENT:

Commercial Real Estate

## Industrial giant expands Colorado footprint with five acquisitions



An industrial outdoor storage property in Denver was recently acquired.

ALTERRA IOS



By [Catie Cheshire](#) – Reporter, Denver Business Journal  
May 7, 2026

Listen to this article 4 min

### Story Highlights

- Alterra IOS acquired five Denver-area properties totaling 36.4 usable acres.
- Colorado's supply-constrained industrial land market attracts the national storage operator.
- The company now operates 14 properties across 134 acres statewide.

Denver's [industrial outdoor storage](#) market is tight, but that is part of what has made Colorado's capital city – and the area surrounding it – appealing to Alterra IOS.

A national leader in industrial outdoor storage, [Alterra IOS](#) added its holdings in Denver significantly over the first quarter of 2026, acquiring five properties in metro Denver and Colorado Springs. The acquisitions total 36.4 usable acres and 128,000 square feet of accompanying warehouse space. All are fully leased, Alterra said. Financial terms of the transactions were not disclosed.

Now, Alterra IOS owns and operates 14 properties across 134 usable acres in the state. Colorado is one of the company's top markets, according to Parker Pearson, partner at Alterra IOS.

"[It's] really supply constrained from a heavy industrial land perspective," Pearson said. "The land use laws surrounding outdoor storage being a permitted use is not very prevalent."

The company likes Colorado's population growth and momentum, he added.

Alterra IOS owns and operates 450 industrial outdoor storage sites nationwide. The five recent acquisitions are all close to interstate highways and can cater to a

single-occupancy national tenant, Pearson said.

"There have been some larger sites that get a little bit funky if there's a building and 10 acres and then you have another 10 acres with no building to lease," Pearson said. "We really try to focus on sites that are functional for the tenant base that we have across the country."

For example, Alterra leases one of its recent purchases at 2001 W. 64th Lane in Denver to Martin Marietta, an aggregates company that does much of the municipal paving work around Denver.

"That property is located right next to their asphalt plant," Pearson said. "It's servicing the industrial market and all the infrastructure growth."

The site covers 9.8 usable acres with a 26,900-square-foot warehouse. Kenai Capital Advisors was Alterra's partner on the deal.

Other sites include 7200 Eagle Blvd., in Longmont, which is leased to an equipment rental services company. Malman Commercial Real Estate was the brokerage on that transaction. At 955 N. 5th Ave. in Brighton, [JLL](#) bought the transaction to Alterra; the property is leased to a mining equipment company.

In Colorado Springs, Alterra worked with JLL again to buy the 3240 Astrozon Blvd. property and Matthews CRE to purchase 6.1 acres at 7925 Industry Rd. Those spaces are also occupied.

"We had conviction in either renewing the lease with the existing tenant, leasing up, buying vacant," Pearson said, citing Alterra's growing relationships with Denver's brokerage community as part of what helped make the transactions and leasing of the properties run smoothly.

Denver's prices rose over the last few years, but a recent pullback on pricing helped make the series of acquisitions possible, Pearson said.

---

*Sign up [here](#) for the Denver Business Journal's free morning and afternoon daily email newsletters to receive the latest business news impacting the Denver-metro area. [Download](#) the free Business Journal app for breaking news alerts on your phone.*

**T H E L I S T**

## **Here are the biggest homebuilders in the Denver area**

Number of deed closings 2025

<b>Rank</b>	<b>Prior Rank</b>	<b>Business name</b>
<b>1</b>	<b>1</b>	Lennar Colorado LLC
<b>2</b>	<b>2</b>	Richmond American Homes of Colorado Inc.
<b>3</b>	<b>6</b>	D.R. Horton Inc.

[View This List](#)