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## **Former Pella Site Sells for \$5.25MM**

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October 30, 2012

A 261,000 square-foot manufacturing facility that's been vacant since Pella Corp. shut down its window manufacturing operations there in November 2008 has been purchased for \$5.25 million by a California real estate investor.

The buyer is BH Pella Drive LLC, an affiliate of BH Properties, Los Angeles, a company that specializes in turning around underperforming and troubled assets.

The site, at 67100 S. Pella Drive off Valencia Road west of Interstate 19, is part of a 25.7-acre property. The facility includes 40,000 square feet of headquarters style office space.

Pella Corp. acquired the property in 2006 from Weiser Lock.

“The buyer will not occupy the building, it will be available for lease. And we do already have prospects for the space,” said Steve Cohen, with Picor Commercial Real Estate Services and who co-represented buyer BH Properties with Russ Hall.

The property was listed for sale at \$9.9 million.

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