



DBL Distributing, Inc.

Aiming to combine the utility and functionality of a warehouse with the comfort of a modern office environment, the largest wholesaler of consumer electronics accessories found a smart solution — and the best of both worlds.

The Challenge

When DBL Distributing sought to build a joint corporate headquarters and distribution center that would fit with the city of Scottsdale's unique aesthetic and architectural requirements — and would be completed in time for peak buying season — the company engaged First Industrial Realty Trust.

Our Approach

Working hand-in-hand with the company, First Industrial's team located a picturesque setting for the facility on 9.5 acres at the foot of the McDowell Mountains and set about the task of developing what was essentially two structures — a high-cube warehouse and two-story office building — into one whose exterior echoed the natural beauty of its surroundings.

With a southwestern palette and masonry accents, the combined 144,000 sf. facility not only caught the flavor of its environment but had built into it the capacity to service the company's more than 30,000 retail clients and the flexibility to be repurposed for other uses should its future needs change.

The Outcome

The facility, NAIOP's 2004 Industrial Build-to-Suit of the Year, doubled the size of DBL's previous headquarters and is renowned for its mountain view, equestrian path to adjoining green spaces, even inclusion of a dog run for the company mascot — all completed in time for the Christmas season.

Development

Acquisition
Multi-Market
Sale Leaseback



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