

# Comunale Properties

Investment • Management • Development

## 2023 Year In Review

### Central Connection **SOLD**

Denver, CO | Two Buildings, 194,711 Square Feet

Sold Central Connection, a Class A development in Denver's infill North Central submarket, in Q2 2023 to Everwest. The project achieved 100% occupancy only one month after completion, leasing up faster than any other Central Denver speculative project to date.



### Mulberry Connection 100% Leased

Fort Collins, CO | Two Buildings, 164,200 Square Feet

By inking Northern Colorado's largest industrial lease of the year to a 93,000-square-foot full building user, Mulberry Connection was **100% leased** within 11 months of completion. In delivering Fort Collins's first Class A speculative industrial asset since 2000, the project experienced high user demand and is leased to four national tenants.

### Chandler Connection Delivered

Chandler, AZ | One Building, 201,221 Square Feet

Delivered the Class A industrial building in Q1 2023, fully pre-leasing the asset to Edwards Vacuum, an advanced manufacturer serving the global semiconductor industry. Comunale has continued serving as construction manager in building out the state-of-the-art facility, in which Edwards has invested well over \$100M.



### RECTANGLE Acquisitions

Acquired four industrial properties in strategic, high-growth markets (Denver, Charlotte, Columbus) as part of our Private Capital Core ("PCC") strategy. Comunale Properties has launched Rectangle, our new investment management platform, and is launching its initial PCC Fund, a long-duration income strategy focusing on acquiring small- and shallow-bay, infill and last-mile industrial properties in high-growth markets across the US.