

# Comunale

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ern features, including 20-foot clear heights and tilt-up construction, will ensure high tenant demand for years to come.”

Kramer also sold Comunale the land that it developed into Central Connection, located at 1550 and 1210 E. 73rd Ave. Comunale sold Central Connection to EverWest in May.

Comunale Properties acquires, develops, manages and constructs single- and multitenant light-industrial properties in Colorado, Arizona, New Jersey, North Carolina, Ohio and Pennsylvania. Its existing portfolio consists of 1.7 million sf across 45 assets.

## Other News

■ HENDERSON – An industrial property off Interstate 76 has traded hands.

**Ann Sahli-Sundby** sold the property at 8777 Brighton Road to **Brighton RD LLC** for \$4.8 million, according to Adams County public records. **Alyssa Tomback** and **Thimy Moraitis** of **Marcus & Millichap** had the exclusive listing to market the 53,550-square-foot property on behalf of the seller. Tomback and Moraitis also procured the buyer.

Situated on 3.46 acres in unincorporated Adams County, the three-building property features 11 units, solar panels and a stand-alone office. The property is zoned I-2, which allows for

outdoor storage. Located just off the 88th Avenue exit of Interstate 76, the property is 11 miles from downtown Denver and 15 miles from Denver International Airport.

■ ARVADA – An industrial/flex property south of Ralston Road has sold for \$1.1 million.

**Peak9Partners LLC** sold the 3,072-sf property at 5635 Lamar St. to **Shops on Lamar LLC. Tanner Digby** of **Digby Commercial Advisors** represented the seller. The buyer was represented by a family friend.

“The property was highly attractive to all prospective buyers due to the 0.57-acre fenced yards and the recent building improvements,” Digby said.

The Class C property, which was built in 1948, was renovated in 2022 with a new roof, lighting, overhead doors, windows and crushed asphalt in the yard. The property also includes 14-foot clear height, two 2-ton cranes, two exhaust fans, two drive-in bays and waterlines throughout the warehouse.

Situated nearly equidistant from Wadsworth Boulevard and Sheridan Boulevard, the property offers convenient access to Interstates 70 and 76.

■ DENVER – A wholesale electrical, industrial, lighting, tools, control and automation product supplier has expanded its lease in northeast Denver.

**Rexel USA Inc.** signed a lease

renewal and expansion for 187,200 sf at 11175 E. 55th Ave. The space expanded Rexel’s former lease by 50,000 sf.

**Steve Serenyi** of **Colliers Denver** represented the tenant,

and **CBRE’s Mike Camp** represented the landlord, which is listed as **SCG Denver Business Center 5 LLC** in Denver County public records.

Built in 1996, the property offers easy access to Interstates 70, 225 and 270. ▲



Steve Serenyi

# DHN

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Southeast Colorado Springs ranked as the country’s No. 1 area for home sales in 2021, according to a report from Realtor.com.

## Other News

■ DENVER – A 17-unit apartment building in Capitol Hill has traded hands for \$5 million, representing a 5.26% cap rate.

The sale marks the second

time the 9,329-square-foot building at 758 N. Clarkson St. has sold in the past two years. The seller, **758 N Clarkson Street LLC**, bought the property for \$3.6 million in 2021, according to Denver County public records.

**Greg Johnson** and **Conner Piretti** of **NorthPeak Commercial Advisors** represented both sellers in the 2021 and 2023 sales.



Greg Johnson

The seller renovated all 17 units with high-end finishes “unmatched in the neighborhood,” achieving premium rents for the building constructed in 1966, Johnson said.

“In today’s market, it’s challenging to find new debt



Conner Piretti

on stabilized buildings like this,” said Piretti. “Through past relationships with the buyer and the lender (Chase), we were able to close this at over 98% of our list price.”

■ LAKEWOOD – An eight-unit apartment building built in 1985 sold for \$2.1 million, or \$262,500 per unit.

**Josh Newell, Connor Knutson** and **Jake Waxter** of **Pinnacle Real Estate Advisors** represented the undisclosed buyer, who paid all-cash for

the 9,232-sf asset at 8447-8449 W. Dakota Ave. **J.D. Hochman** of **Require Properties LLC** represented the undisclosed seller.

“Our client was excited about the opportunity and executed a full-price contract with a 21-day close, which the seller was obviously excited about,” Waxter said.

Situated on just over half an acre, the property is proximate to Lakewood City Commons, Belmar Shopping District and Belmar Park. ▲

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