

AVAILABLE SUMMER 2019



COMMERCE CENTER  
BRIGHTON | COLORADO

## METRO DENVER'S NEW COMMERCE CORRIDOR

1.8 Million SF Class A  
Industrial Development

- High-Image Design with Modern Features
- Immediate Access to I-76
- Quick Permitting with PUD Zoning in Place
- Cross-Dock Building with Maximum Dock Doors
- Enterprise Zone

Building 3 | 22500 East I-76 Frontage Road

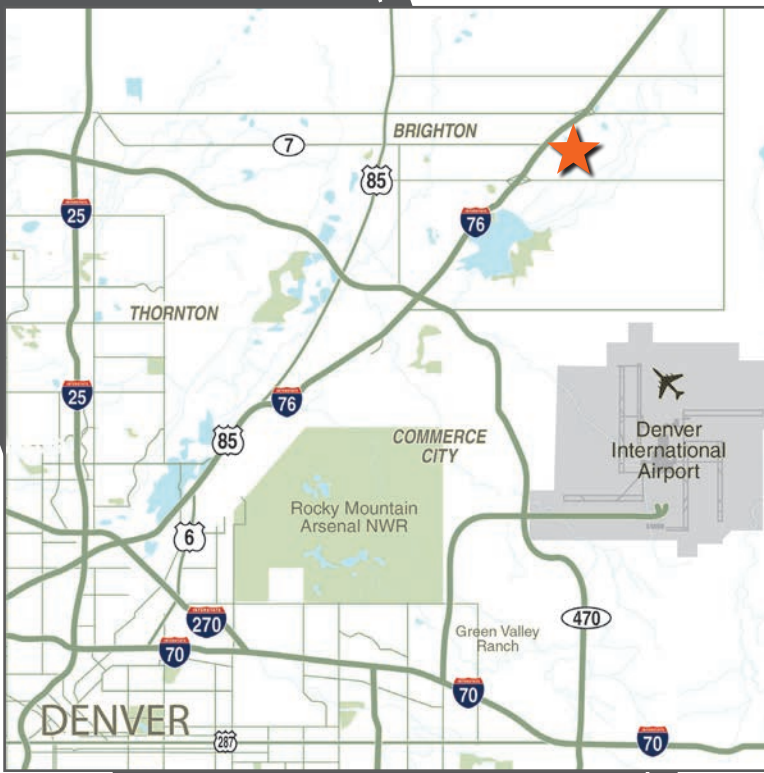
526,400 SF Available for Lease

<b>Building Size</b>	526,400 SF
<b>Lot Size</b>	29.21 AC
<b>Divisible</b>	75,000 SF
<b>Dock Doors</b>	108 (9' x 10')
<b>Drive-in Doors</b>	4 (12' x 14')
<b>Power</b>	277/480 V, 3,000 Amps, 3 Phase
<b>Office</b>	To suit
<b>Auto Parking</b>	0.47/1,000 SF or 245 spaces
<b>Trailer Parking</b>	144 stalls
<b>Clear Height</b>	36'
<b>Sprinkler</b>	ESFR
<b>Truck Court</b>	135'
<b>Column Spacing</b>	50' x 52' typical with 60' speed bay
<b>Est. Expenses</b>	\$2.38/SF
<b>Lease Rate</b>	To quote

[www.76commercecenter.com](http://www.76commercecenter.com)

Mike Wafer, SIOR 303.260.4242 mwafer@ngkf.com  
Tim D'Angelo, SIOR 303.260.4252 tdangelo@ngkf.com  
Michael Wafer Jr. 303.260.4407 mwaferjr@ngkf.com

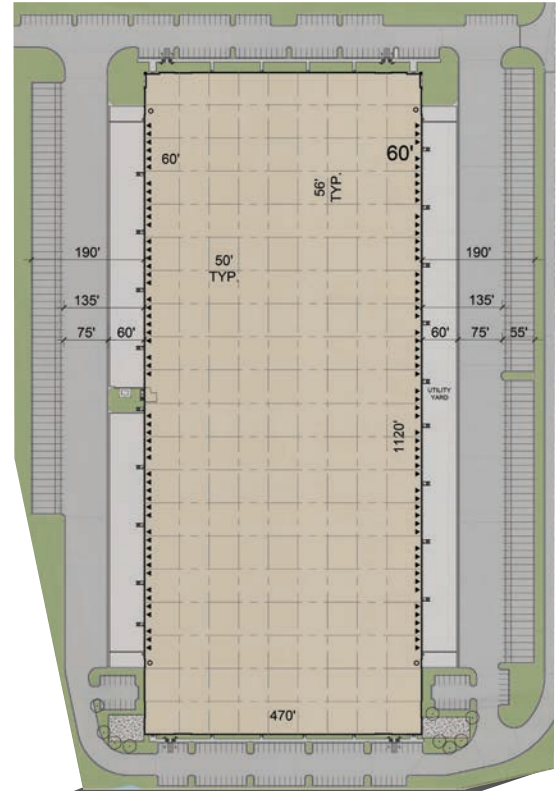




# COMMERCE CENTER

BRIGHTON | COLORADO

Building 3 | 526,400 SF



- ▶ Immediate highway access to I-76 via two interchanges and frontage road
- ▶ 25 minutes to downtown Denver
- ▶ 15 minutes to Denver International Airport
- ▶ 1 mile of highway frontage and signage
- ▶ Go 76 on 76!

