

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 4 | 22600 East I-76 Frontage Road

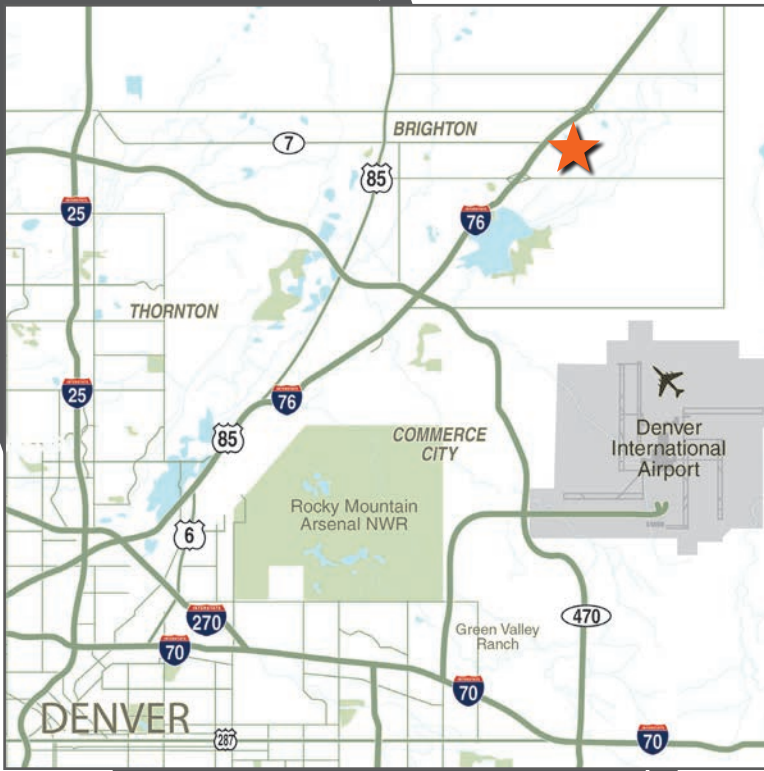
352,240 SF Available for Lease

Building Size	352,240 SF
Lot Size	19.96 AC
Divisible	50,000 SF
Dock Doors	93 (9' x 10')
Drive-in Doors	4 (12' x 14')
Power	277/480 V, 3,000 Amps, 3 Phase
Office	To suit
Auto Parking	0.66/1,000 SF or 231 spaces
Trailer Parking	74 stalls
Clear Height	36'
Sprinkler	ESFR
Truck Court	135'
Column Spacing	50' x 52' typical with 60' speed bay
Est. Expenses	\$2.38/SF
Lease Rate	To quote

www.76commercecenter.com

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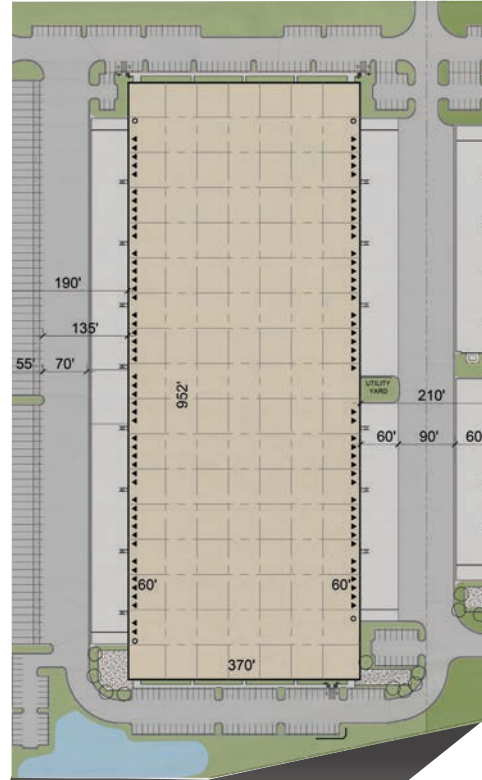




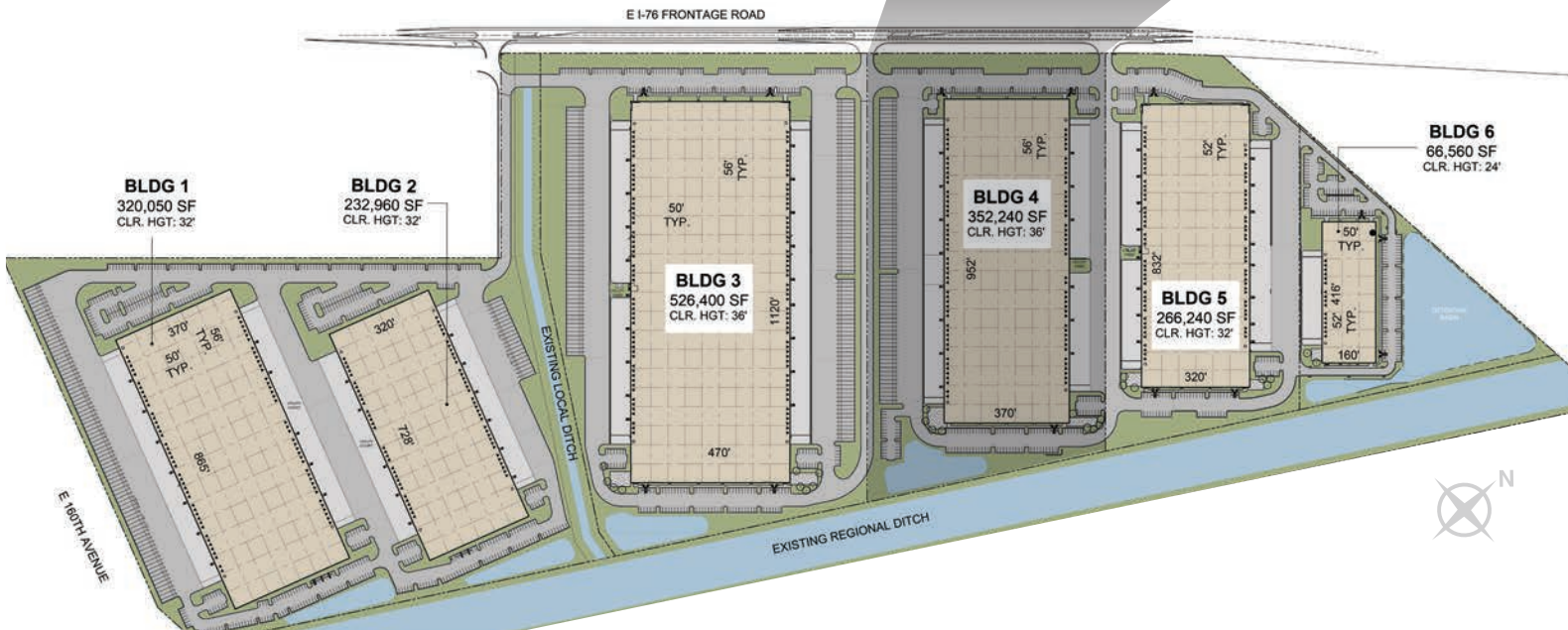
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Building 4 | 352,240 SF



- ▶ 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!



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