



# 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 T.I. Permitting
- Cross-Dock Building with Maximum Dock Doors
- Enterprise Zone

Building 5 | 22700 East I-76 Frontage Road

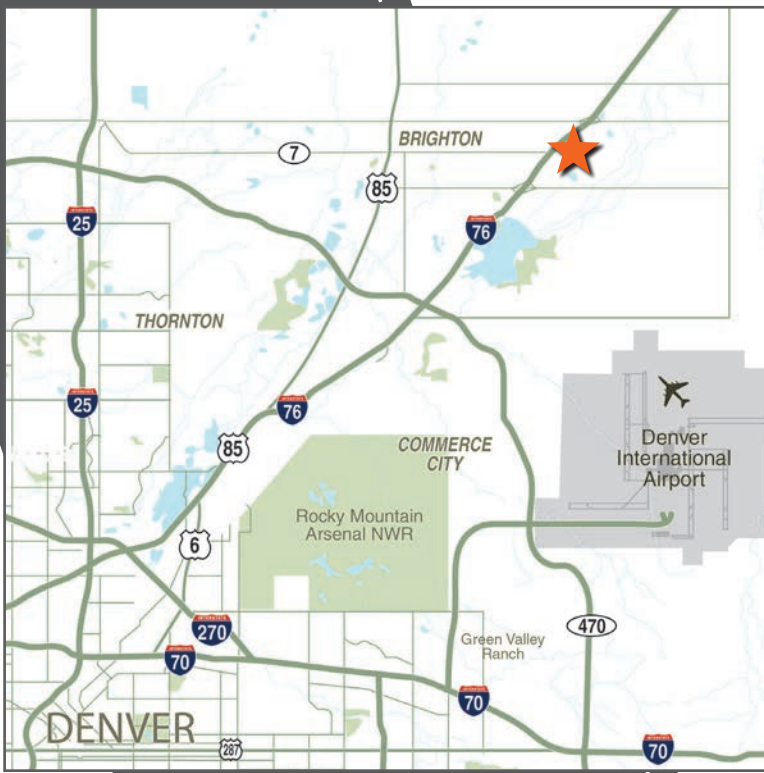
266,240 SF Available for Lease or Sale

<b>Building Size</b>	266,240 SF
<b>Lot Size</b>	13.89 AC
<b>Divisible</b>	50,000 SF
<b>Dock Doors</b>	78 (9' x 10')
<b>Drive-in Doors</b>	4 (12' x 14')
<b>Power</b>	277/480 V, 3000 Amps, 3 Phase
<b>Office</b>	To suit
<b>Auto Parking</b>	0.5/1,000 SF or 132 stalls
<b>Clear Height</b>	32'
<b>Sprinkler</b>	ESFR
<b>Truck Court</b>	150'
<b>Column Spacing</b>	50' x 52' typical with 60' speed bay
<b>Est. Expenses</b>	\$2.38/SF
<b>Lease Rate</b>	From \$4.85/SF NNN
<b>Sales Price</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

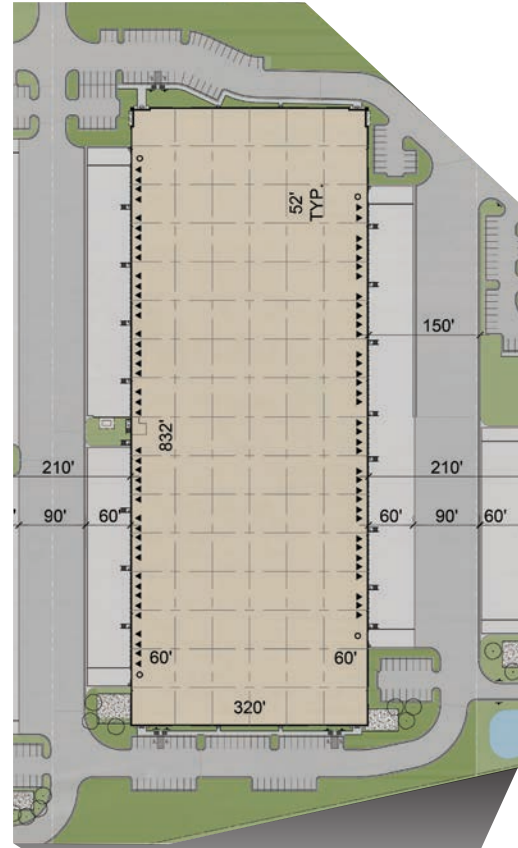




# COMMERCE CENTER

BRIGHTON | COLORADO

Building 5 | 266,240 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!

