

UNDER CONSTRUCTION - AVAILABLE NOVEMBER 2018



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
- Cross-Dock Building with Maximum Dock Doors
- Enterprise Zone

Building 5 | 22700 East I-76 Frontage Road

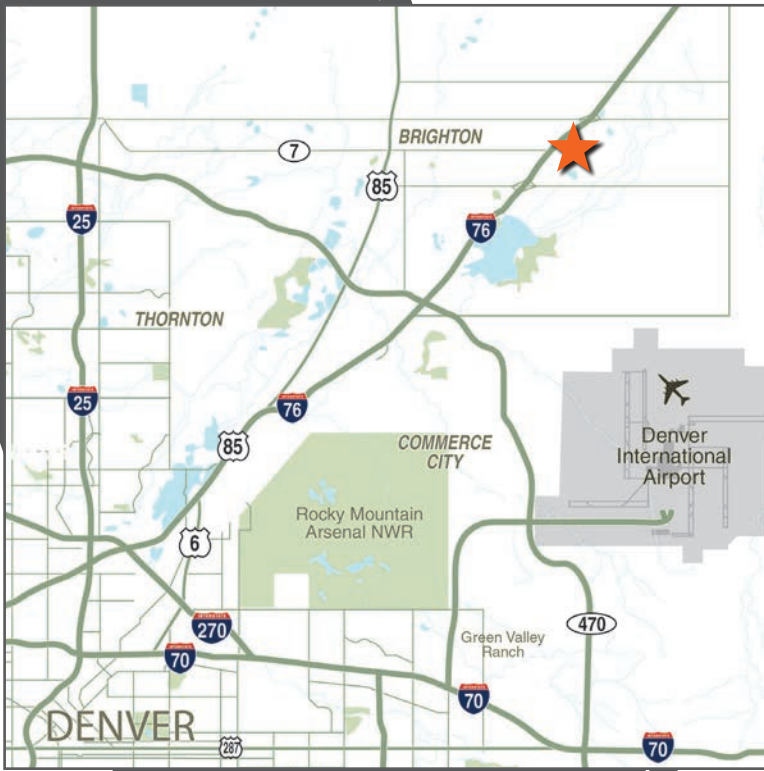
266,240 SF Available for Lease

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

www.76commercecenter.com

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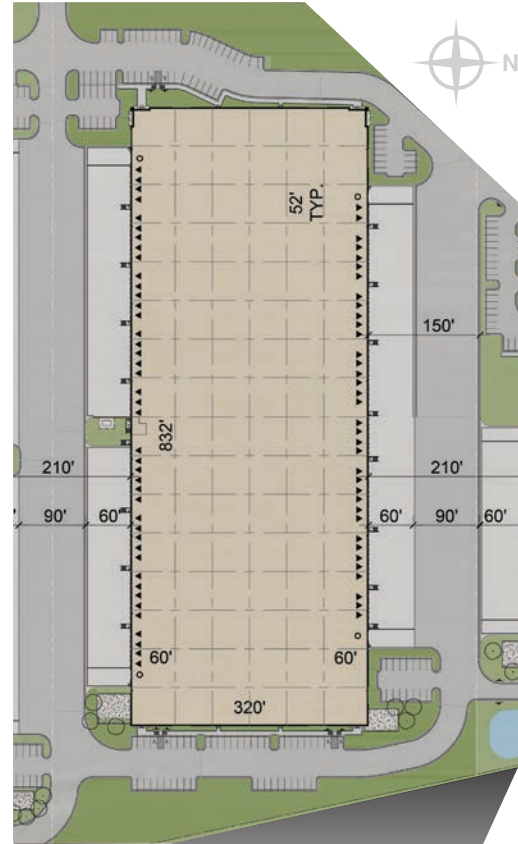




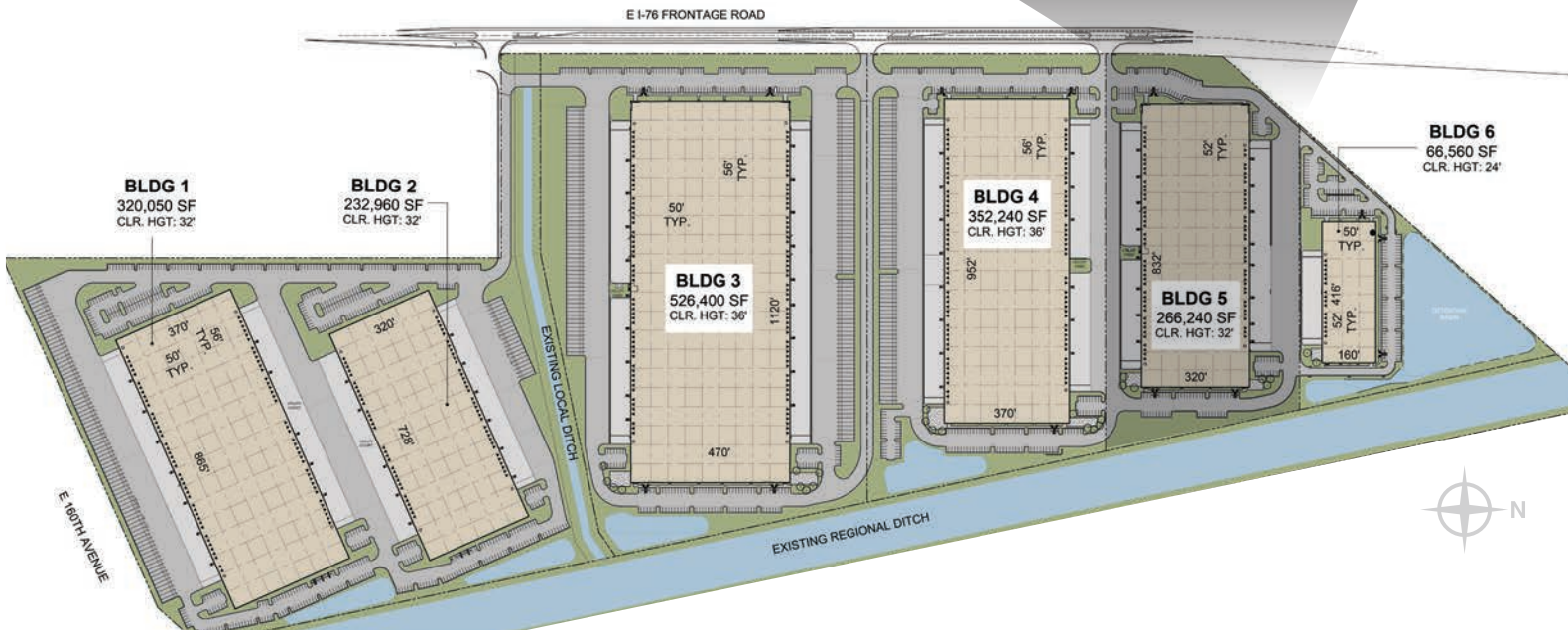
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Building 5 | 266,240 SF



- ▶ 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!



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