



## BUILDING 1 120,000 SF - 546,000 SF FOR LEASE OR SALE

22250 EAST I-76 FRONTAGE ROAD BRIGHTON, CO

SUPERIOR ACCESS TO  
MAJOR ARTERIAL HIGHWAYS

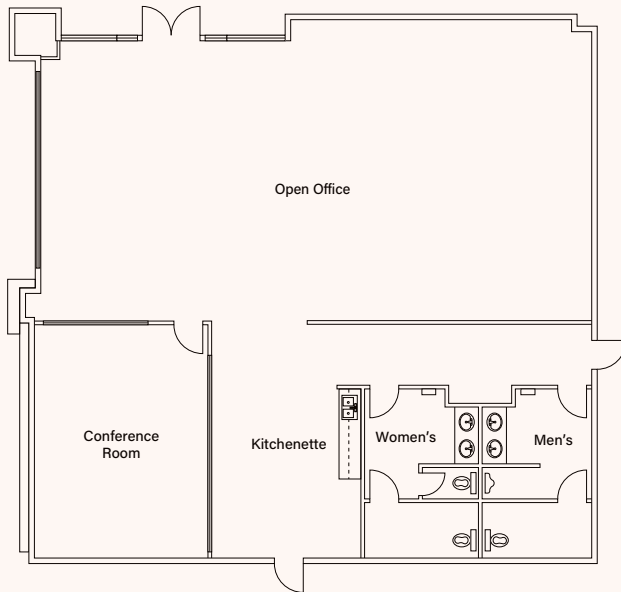


CROSS-DOCK BUILDING WITH  
GATED & SECURED SITE



|                            |                                                                     |
|----------------------------|---------------------------------------------------------------------|
| Building Size:             | 546,000 SF                                                          |
| Divisible:                 | 120,000 SF                                                          |
| Lot Size:                  | 35.70 AC                                                            |
| Office:                    | 2,522 SF                                                            |
| Clear Height:              | 36'                                                                 |
| Column Spacing:            | 50' X 56' Typical                                                   |
| Speed Bay:                 | 60'                                                                 |
| Truck Court:               | 135'                                                                |
| Loading:                   | 106 Dock-high, 9' x 10' (14 w. levelers)<br>4 Drive-in, 12' x 14'   |
| Auto Parking:              | 0.46/1,000 SF OR 253 SPACES                                         |
| Trailer Parking:           | 123 Stalls with opportunity for up to<br>50 additional in north lot |
| Power:                     | 5,000 AMPS, 277/480 VOLTS,<br>3 PHASE                               |
| Sprinklers:                | ESFR                                                                |
| OPEX:                      | \$4.77 PSF (2026)                                                   |
| Lease Rate/<br>Sale Price: | To quote                                                            |





**BUILDING 1**  
2,522 SF SPEC SUITE



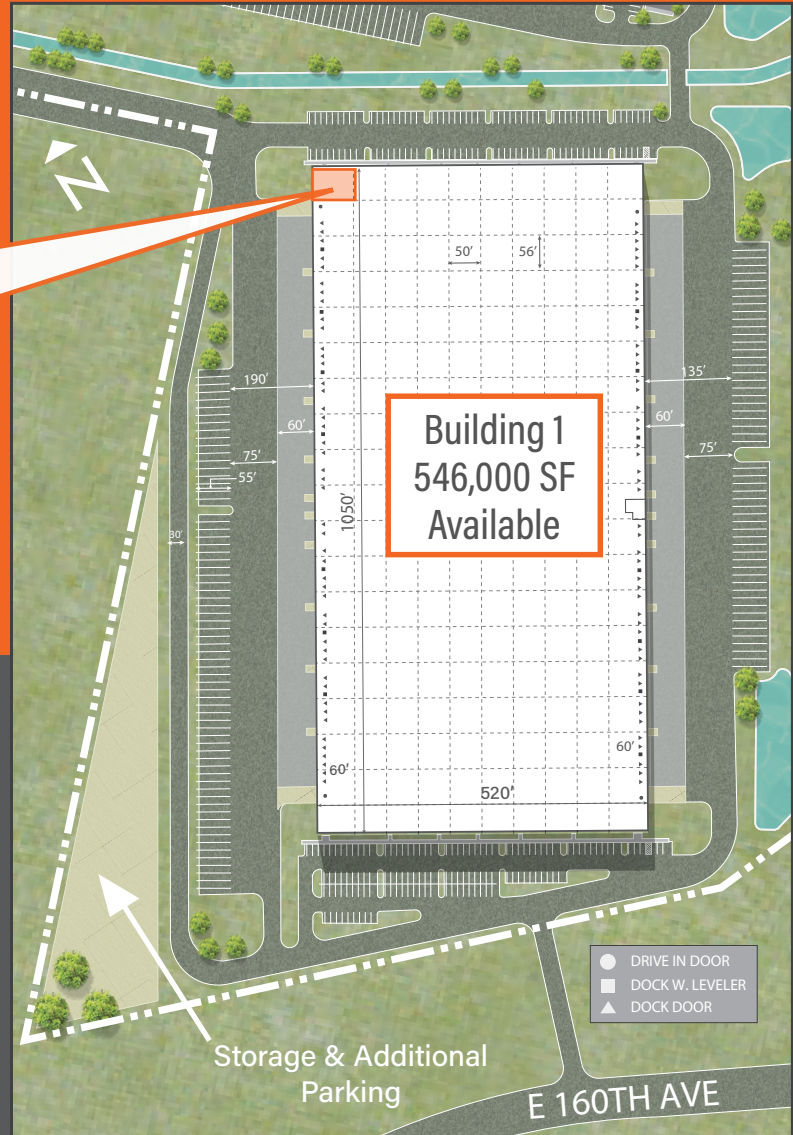
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**HYDE**  
DEVELOPMENT

**Mortenson**

**CBRE**

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