



76
COMMERCE CENTER
 BRIGHTON | COLORADO

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

22250 EAST I-76 FRONTAGE ROAD BRIGHTON, CO

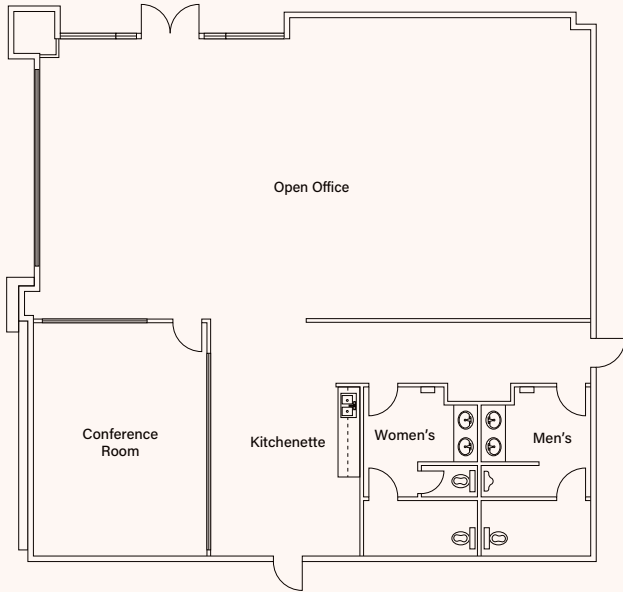
**SUPERIOR ACCESS TO
 MAJOR ARTERIAL HIGHWAYS**



**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) 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 50 additional in north lot
Power:	5,000 AMPS, 277/480 VOLTS, 3 PHASE
Sprinklers:	ESFR
OPEX:	\$5.75 PSF (2026)
Lease Rate/ Sale Price:	To quote



BUILDING 1
2,522 SF SPEC SUITE



WWW.76COMMERCECENTER.COM

Daniel Close, SIOR

Senior Vice President
+1 303 946 3285
daniel.close@cbre.com

Todd Witty, SIOR

Senior Vice President
+1 303 725 7189
todd.witty@cbre.com

WWW.76COMMERCECENTER.COM



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio_January2024