

76
COMMERCE CENTER
BRIGHTON | COLORADO

22500 EAST I-76
FRONTAGE ROAD

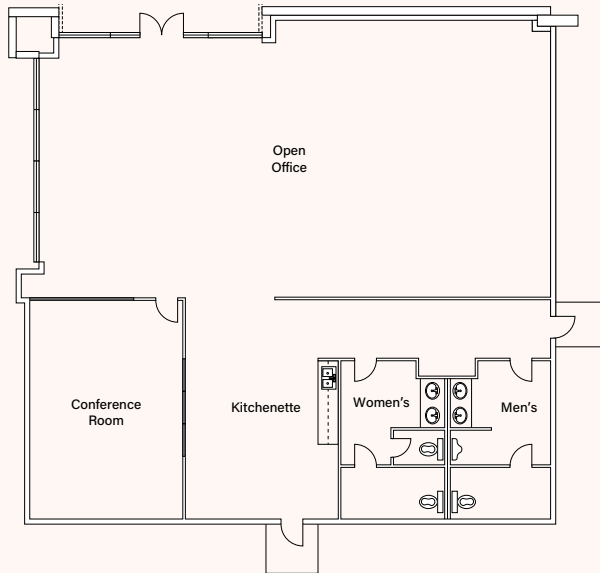
**SUPERIOR ACCESS TO
MAJOR ARTERIAL HIGHWAYS**



CROSS-DOCK BUILDING



Building Size:	526,400 SF
SF Available	333,700 SF
Divisible:	120,000 SF
Lot Size:	29.21 AC
Office:	2,479 SF
Clear Height:	36'
Column Spacing:	50' X 56' Typical
Speed Bay:	60'
Truck Court:	135'
Loading:	108 Dock-high, 9' x 10' (14 w. levelers) 4 Drive-in, 12' x 14'
Auto Parking:	0.47/1,000 SF OR 245 SPACES
Trailer Parking:	144 Stalls with opportunity for up to 50 additional in north lot
Power:	5,000 AMPS , 277/480 VOLTS, 3 PHASE
Sprinklers:	ESFR
OPEX:	\$4.86 PSF (2026)
Lease Rate/ Sale Price:	To quote



BUILDING 3
2,479 SF OFFICE



WWW.76COMMERCECENTER.COM

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