76 COMMERCE CENTER

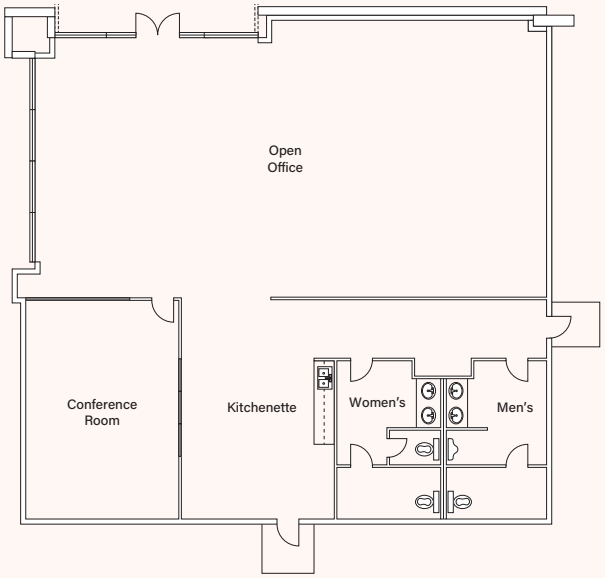
BRIGHTON | COLORADO

22500 EAST I-76 FRONTAGE ROAD

SUPERIOR ACCESS TO MAJOR ARTERIAL HIGHWAYS

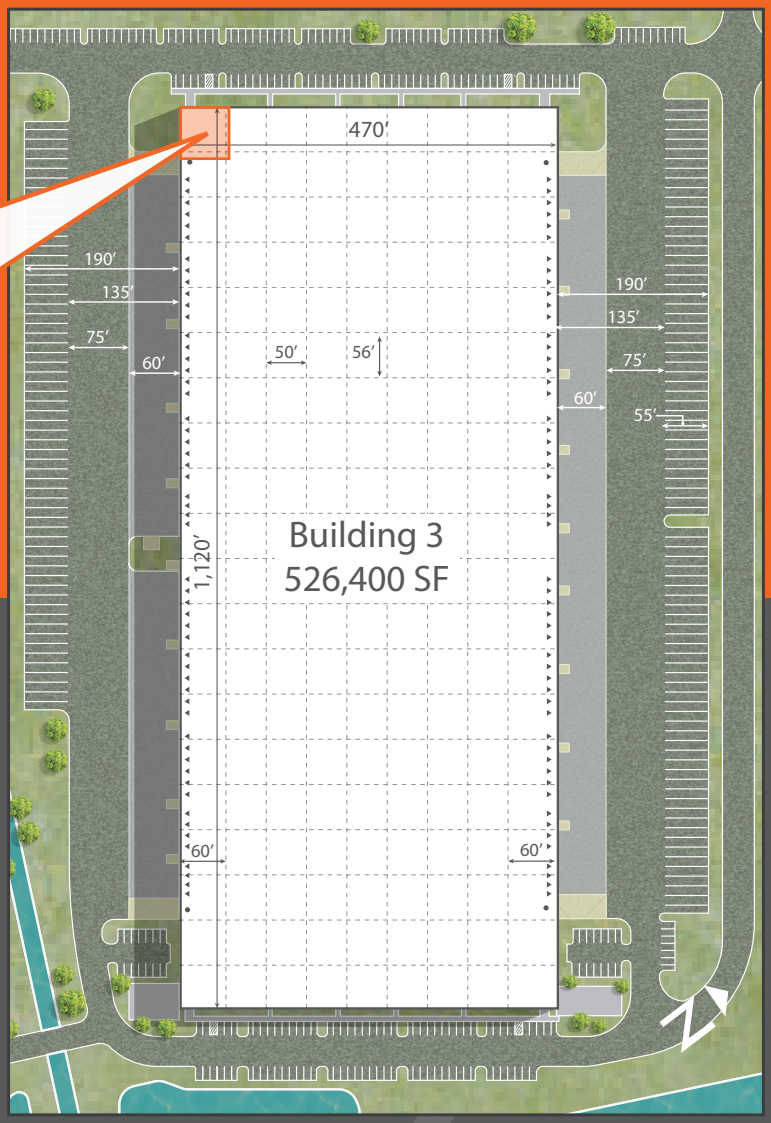
CROSS-DOCK BUILDING WITH GATED & SECURED SITE

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



BUILDING 3

2,479 SF SPEC SUITE



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