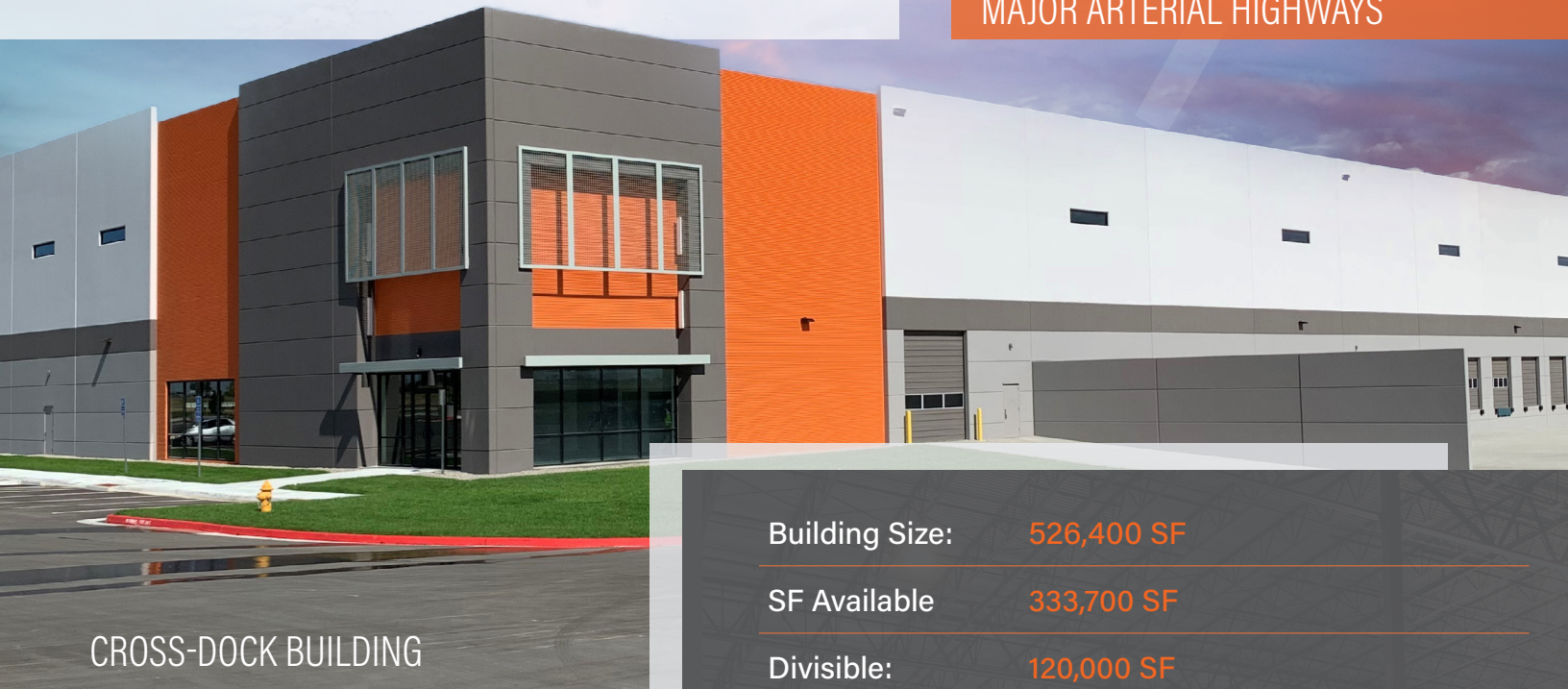




**76**  
**COMMERCE CENTER**  
BRIGHTON | COLORADO

**22500 EAST I-76  
FRONTAGE ROAD**

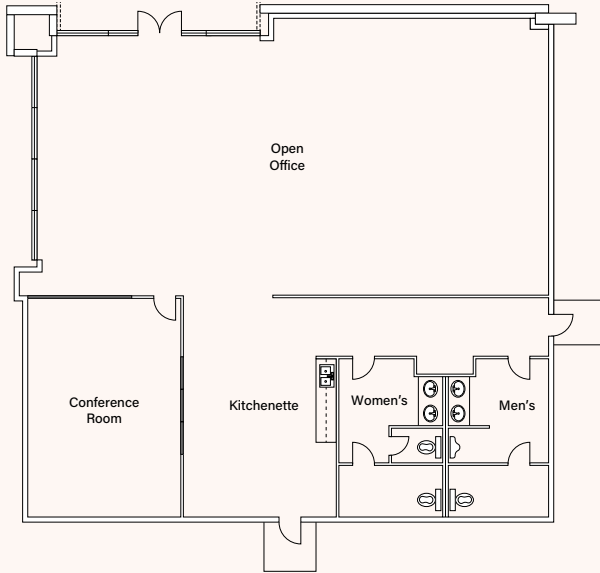
**SUPERIOR ACCESS TO  
MAJOR ARTERIAL HIGHWAYS**



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' 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
Lease Rate/ Sale Price:	To quote



**BUILDING 3**  
2,479 SF OFFICE



[WWW.76COMMERCECENTER.COM](http://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



© 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