



COMMERCE CENTER

BRIGHTON | COLORADO

STATE-OF-THE-ART INDUSTRIAL AND LOGISTICS BUSINESS PARK HOME TO MAJOR TENANTS INCLUDING WALMART, SIGMA, CRUSOE, AND GREAT PLAINS MOVING & STORAGE

1.7 MILLION SQUARE FEET OF
CLASS A INDUSTRIAL ON I-76

BUILDINGS 1 & 3 AVAILABLE
FOR LEASE OR SALE

120,000 SF - 879,700 SF



EXPEDITED
PERMITTING



TRAILER
PARKING



OUTDOOR
STORAGE

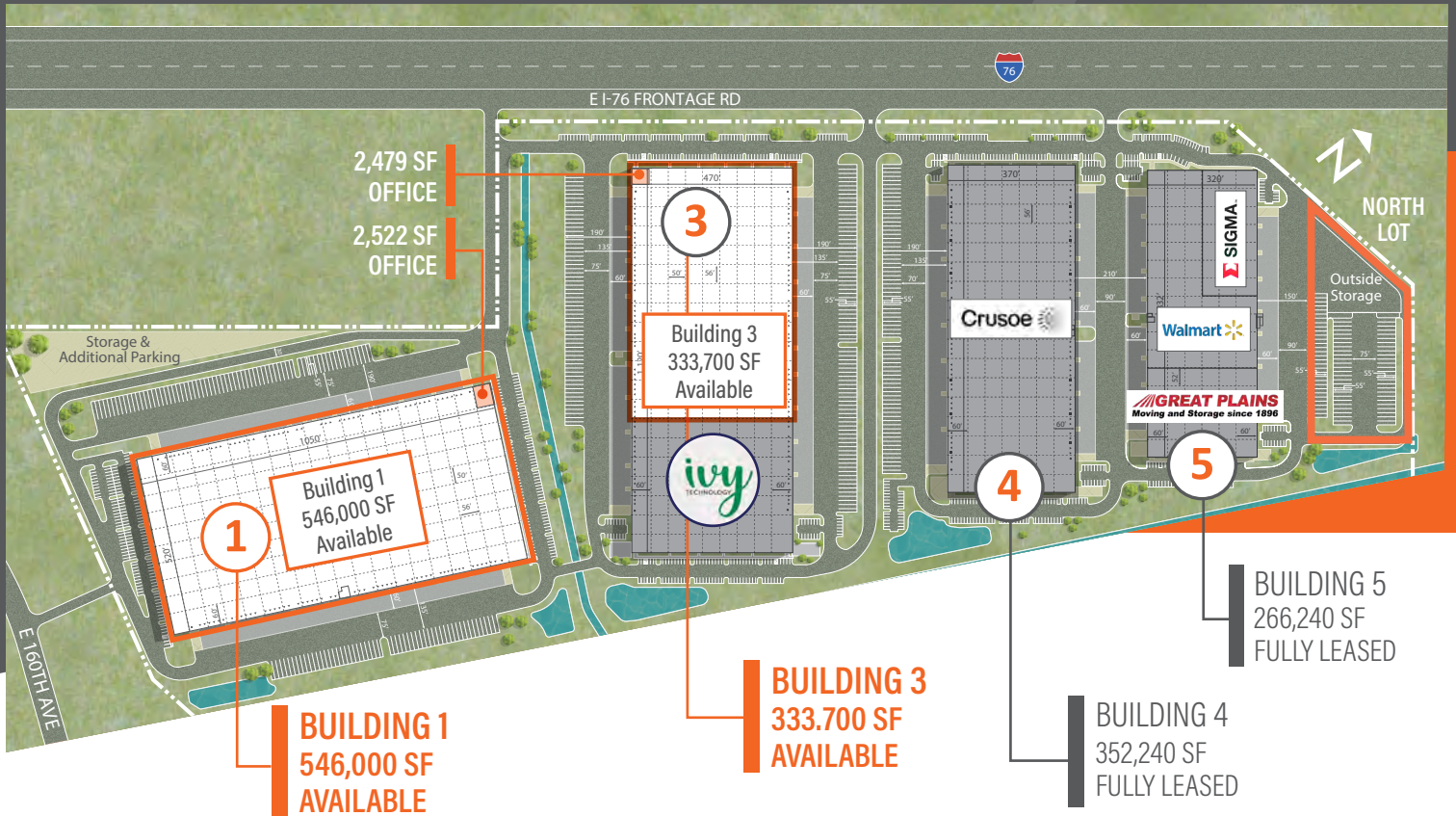


HIGHWAY
FRONTAGE



TENANT ENGAGEMENT
& AMENITIES

MASTER SITE PLAN



	BUILDING 1 CROSSDOCK AVAILABLE	BUILDING 3 CROSSDOCK AVAILABLE
ADDRESS	22250 East I-76 Frontage Rd Brighton, CO 80603	22500 East I-76 Frontage Rd Brighton, CO 80603
COUNTY	Adams	Adams
SF AVAILABLE	546,000 SF Available	333,700 SF Available
DIVISIBLE	120,000 SF	120,000 SF
OFFICE	2,522 SF	2,479 SF
CLEAR HEIGHT	36'	36'
COLUMN SPACING	50' x 56' Typical with 60' Speed Bays	50' x 56' Typical with 60' Speed Bays
DOCK HIGH DOORS	106 Dock High, 9' x 10'	108 Dock High, 9' x 10'
DRIVE IN DOORS	4 Drive-in, 12' x 14'	4 Drive-in, 12' x 14'
TRAILER PARKING	123 Stalls with ability to accommodate additional 50 stalls in the north lot	144 Stalls with ability to accommodate additional 50 stalls in the north lot
POWER	5,000 AMPS, 277/480 VOLT, 3 Phase	5,000 AMPS, 277/480 VOLT, 3 Phase
OPEX	\$5.75 PSF (2026)	\$5.75 PSF (2026)
LEASE RATE/SALE PRICE	To Quote	To Quote



VERTICALLY INTEGRATED PARTNERSHIP
BETWEEN HYDE DEVELOPMENT
AND MORTENSON



CONDENSED
LEASE
DOCUMENT



LOCATED IN
ADAMS COUNTY
ENTERPRIZE ZONE



RESPONSIVE
OWNERSHIP

SUPERIOR ACCESS



LABOR POOL & DEMOGRAPHICS

STRONG LABOR POOL IN A LESS COMPETITIVE LABOR ENVIRONMENT

2025 DEMOGRAPHICS WITHIN 30 MINUTES OF 76 COMMERCE CENTER

935,548

Total Population

230,580

Population Ages 20-34

\$104,028

Median Household Income

\$23.96

Mean Hourly Wage

51,500

Transportation &
Warehouse Workers

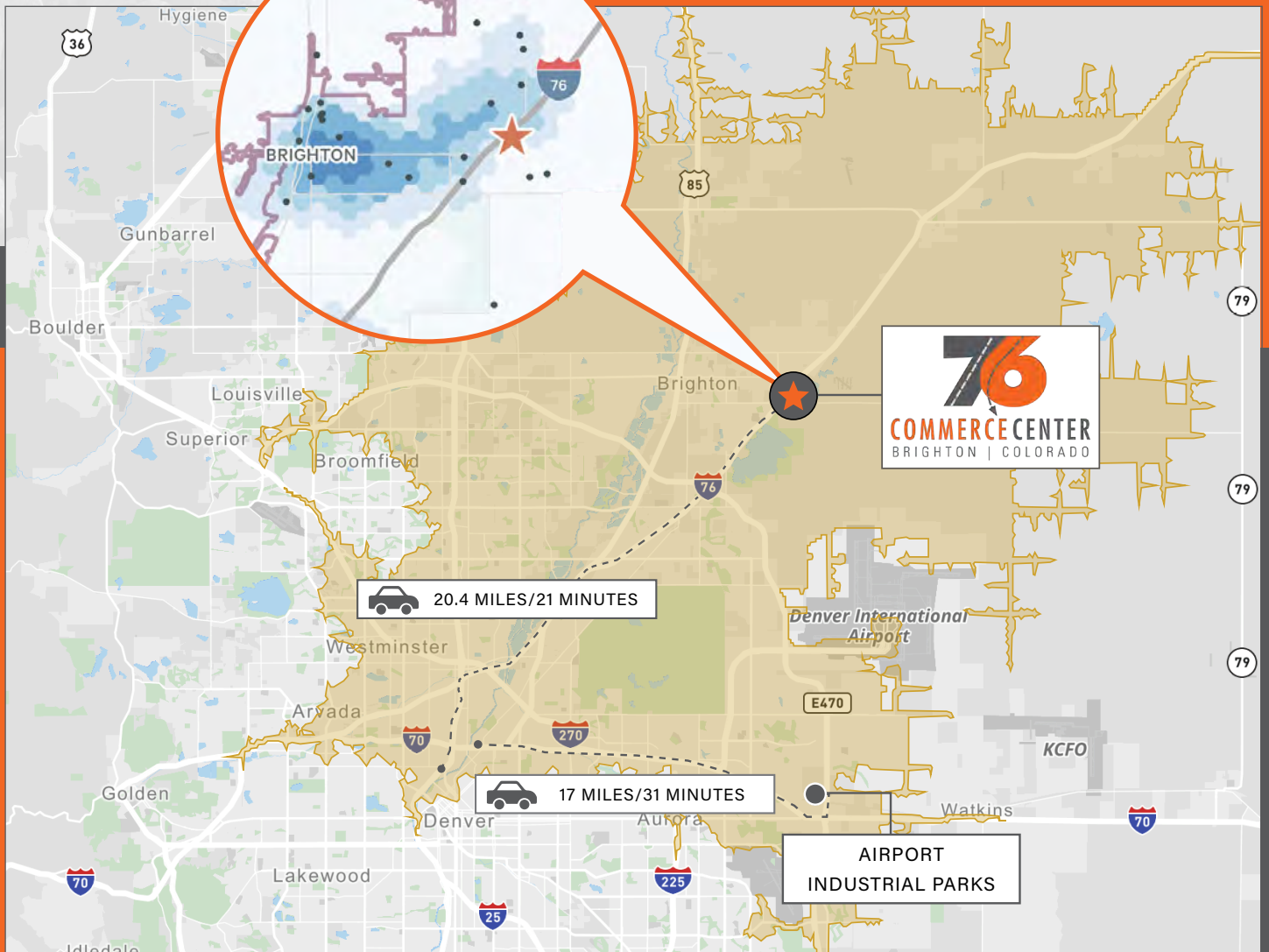
177,058

Blue Collar Workers

2023 TRANSPORTATION / WAREHOUSE WORKERS



← HIGHEST ----- LOWEST →



DRIVE TIMES

KEY ADVANTAGES



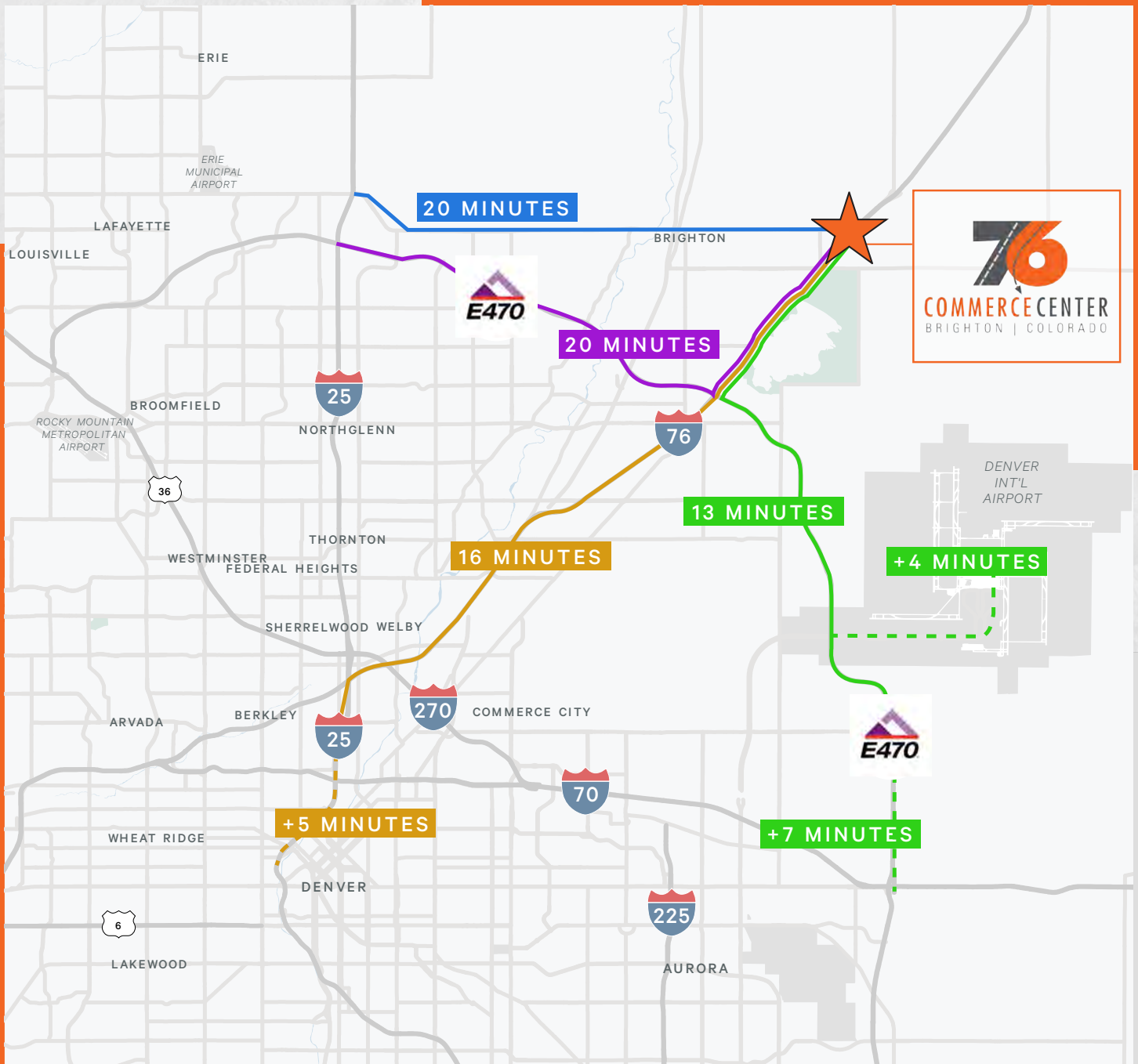
Superior access to the city center and surrounding communities



Deep labor pool in the affordable City of Brighton



Access to almost 1M people within a 30 minute drive time





TENANT ENGAGEMENT & AMENITIES

76 Commerce Center is focused on creating great experiences that support tenant businesses, attract, and retain a happy and healthy workforce.

TENANT ENGAGEMENT INITIATIVES FOR THE PARK INCLUDE

- On-site food trucks
- Lawn game tournaments
- Weekly newsletters
- March Madness brackets & prizes
- Food socials & happy hours
- Monthly breakfast treat deliveries
- On-site chair massages
- Scavenger hunts, and more!



AMPLE TRAIL SYSTEMS FOR WALKING & BIKING



ON SITE FOOD TRUCK COURT



OUTDOOR ACTIVITY AREAS THROUGHOUT THE PARK



BIKE FIXIT STATION TO PROMOTE WELLNESS

DUE TO OUR PROGRAMMING THROUGHOUT 2022 ...

90%
of tenants reported **INCREASED HAPPINESS** at work

55%
of tenants reported an **INCREASED SENSE of WELLNESS** at work

55%
of tenants reported an **INCREASED DESIRE TO COME INTO THE OFFICE**

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