

BUILD-TO-SUIT



COMMERCE CENTER
BRIGHTON | COLORADO



(Photo of similar building)

METRO DENVER'S NEW COMMERCE CORRIDOR

1.7 Million SF Class A Industrial Development

- High-Image Design with Modern Features
- Immediate Access to I-76
- Quick Permitting with PUD Zoning in Place
- Cross-Dock Building with Maximum Dock Doors
- Enterprise Zone and Foreign Trade Zone

Building 1 | 22250 East I-76 Frontage Road

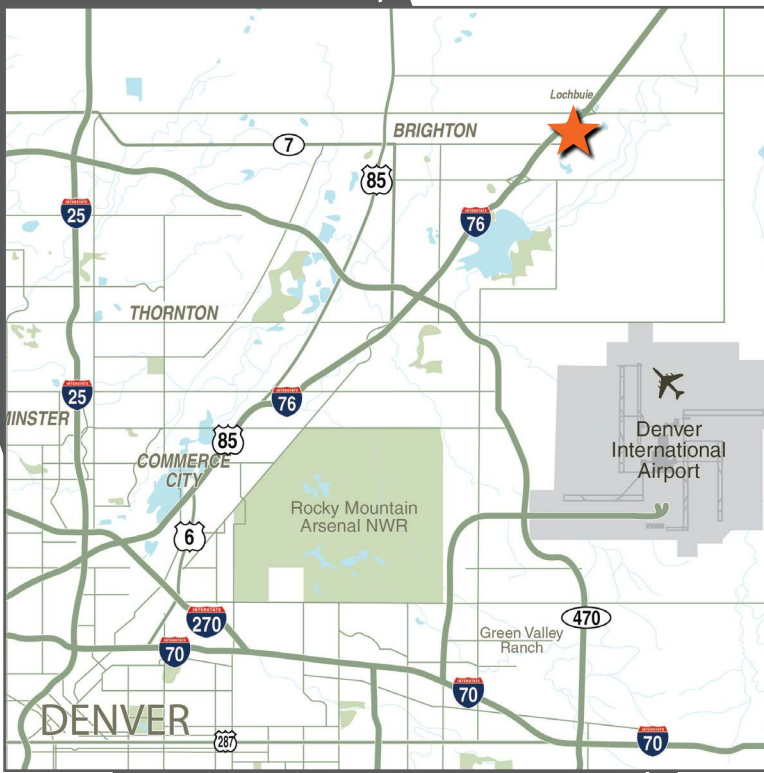
546,000 SF Available for Lease or Sale

Building Size	546,000 SF
Lot Size	35.70 AC
Divisible	75,000 SF
Dock Doors	106 (9' x 10')
Drive-in Doors	4 (12' x 14')
Power	277/480 V, 3,000 Amps, 3 Phase
Office	To suit
Auto Parking	0.87/1,000 SF or 473 spaces
Trailer Parking	173 stalls
Clear Height	36'
Sprinkler	ESFR
Truck Court	135'
Column Spacing	50' x 56' typical with 60' speed bay
Est. Expenses	TBD
Lease Rate	To quote
Sale Price	To quote

www.76commercecenter.com

Mike Wafer, SIOR 303.260.4242 mwafer@ngkf.com
 Tim D'Angelo, SIOR 303.260.4252 tdangelo@ngkf.com
 Michael Wafer Jr. 303.260.4407 mwaferjr@ngkf.com

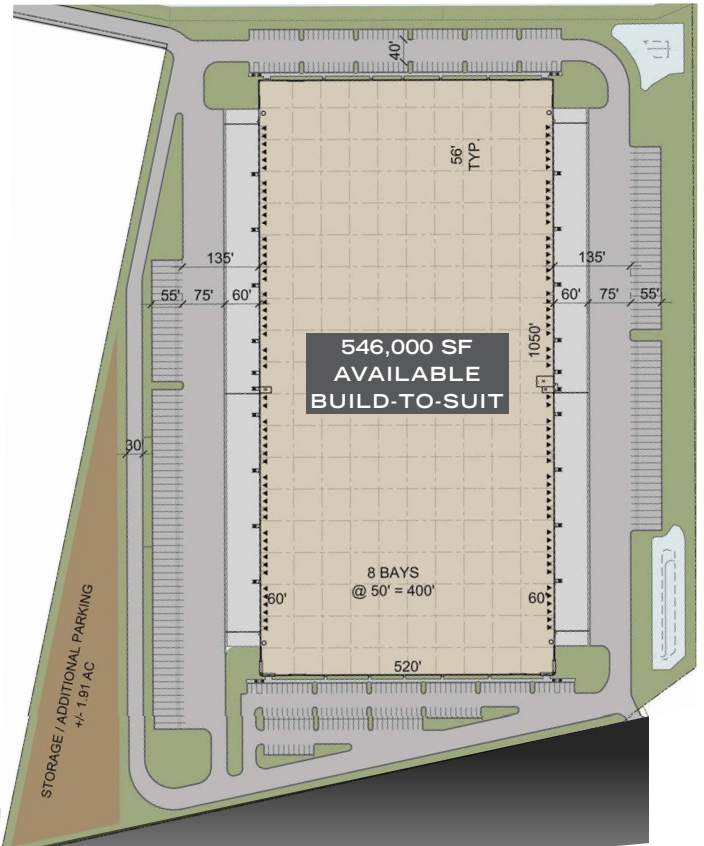




COMMERCE CENTER

BRIGHTON | COLORADO

Building 1 | 546,000 SF



- ▶ Immediate highway access to I-76 via two interchanges and frontage road
- ▶ 25 minutes to downtown Denver
- ▶ 15 minutes to Denver International Airport
- ▶ 1 mile of highway frontage and signage
- ▶ Go 76 on 76!

