

AVAILABLE 3Q2021



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 3 | 22500 East I-76 Frontage Road

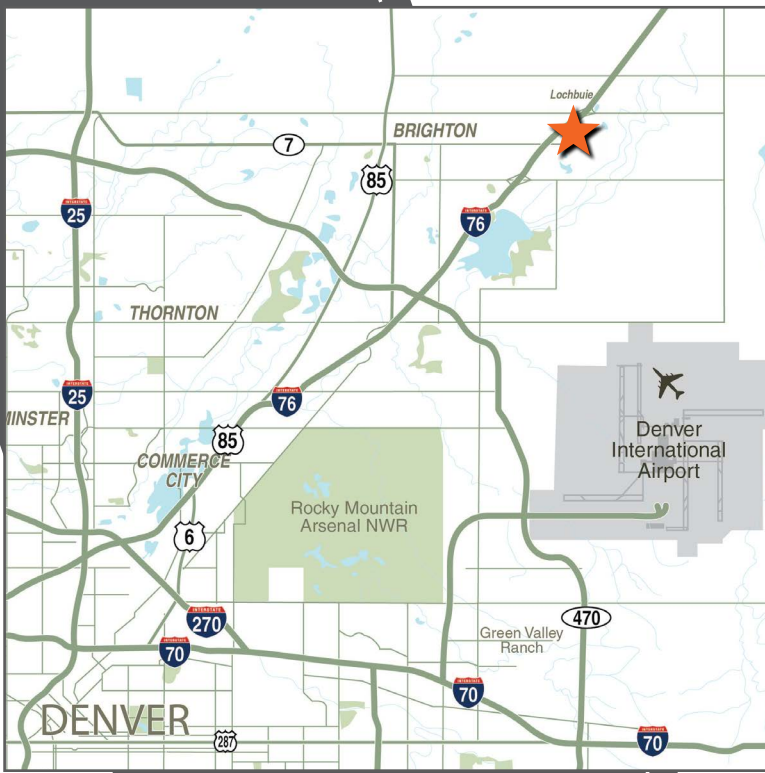
526,400 SF Available for Lease or Sale

Building Size	526,400 SF
Lot Size	29.21 AC
Divisible	75,000 SF
Dock Doors	108 (9' x 10')
Drive-in Doors	4 (12' x 14')
Power	277/480 V, 3,000 Amps, 3 Phase
Office	To suit
Auto Parking	0.47/1,000 SF or 245 spaces
Trailer Parking	144 stalls
Clear Height	36'
Sprinkler	ESFR
Truck Court	135'
Column Spacing	50' x 52' typical with 60' speed bay
Est. Expenses	\$3.15/SF
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

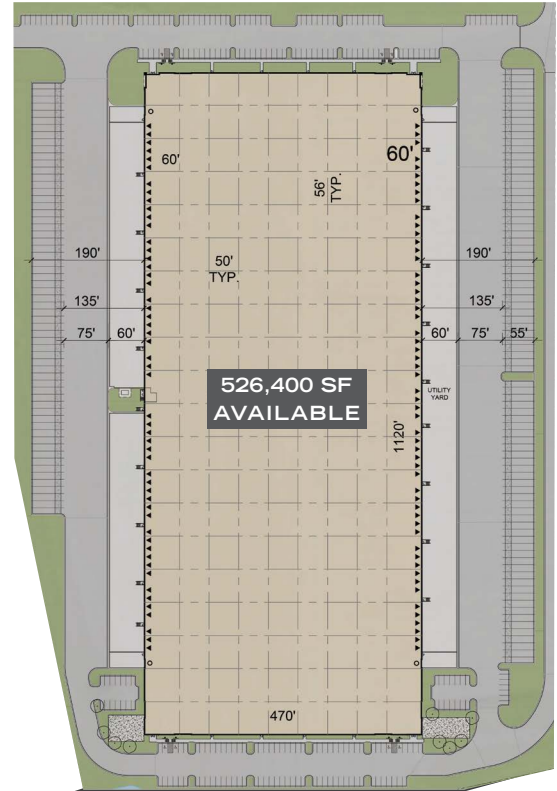




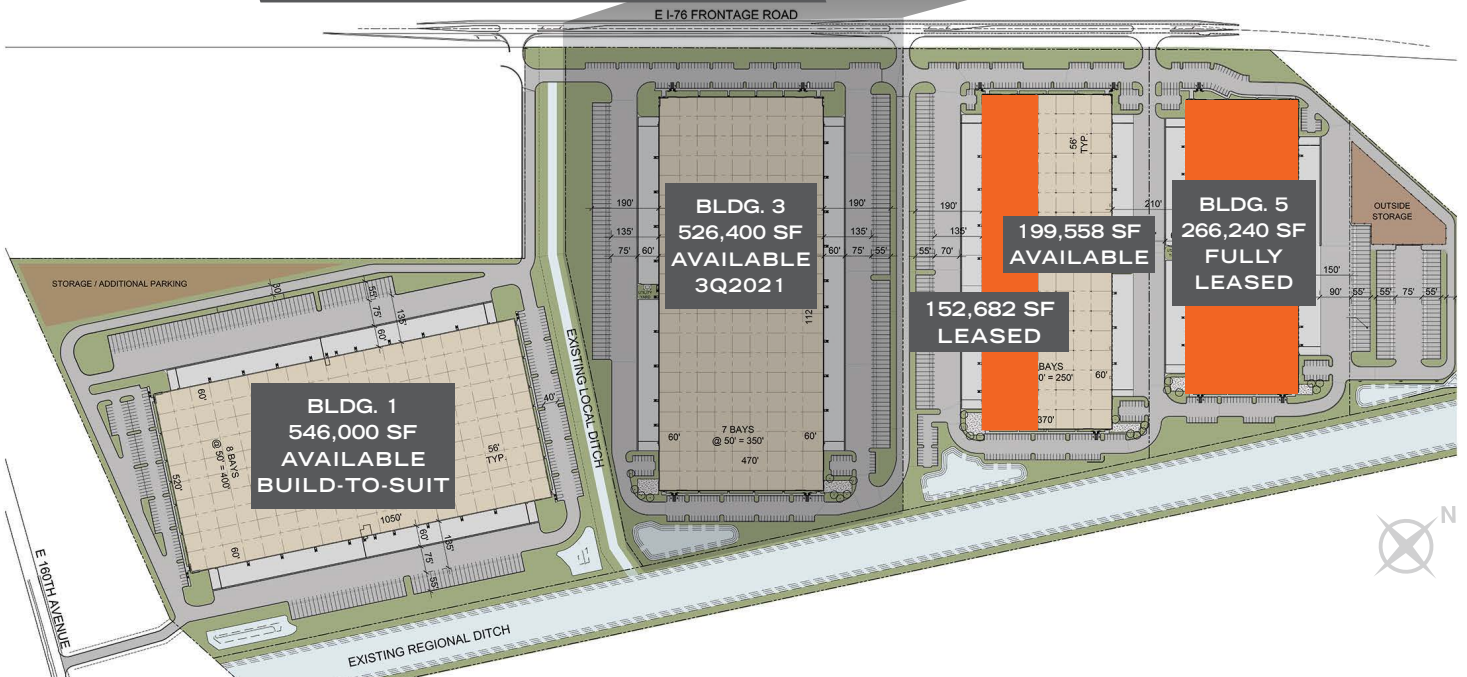
COMMERCE CENTER

BRIGHTON | COLORADO

Building 3 | 526,400 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!



The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.