

AVAILABLE NOW!



COMMERCE CENTER  
BRIGHTON | COLORADO



## METRO DENVER'S NEW COMMERCE CORRIDOR

1.7 Million SF Class A Industrial Development

Building 4 | 22600 East I-76 Frontage Road

199,558 SF Available for Lease

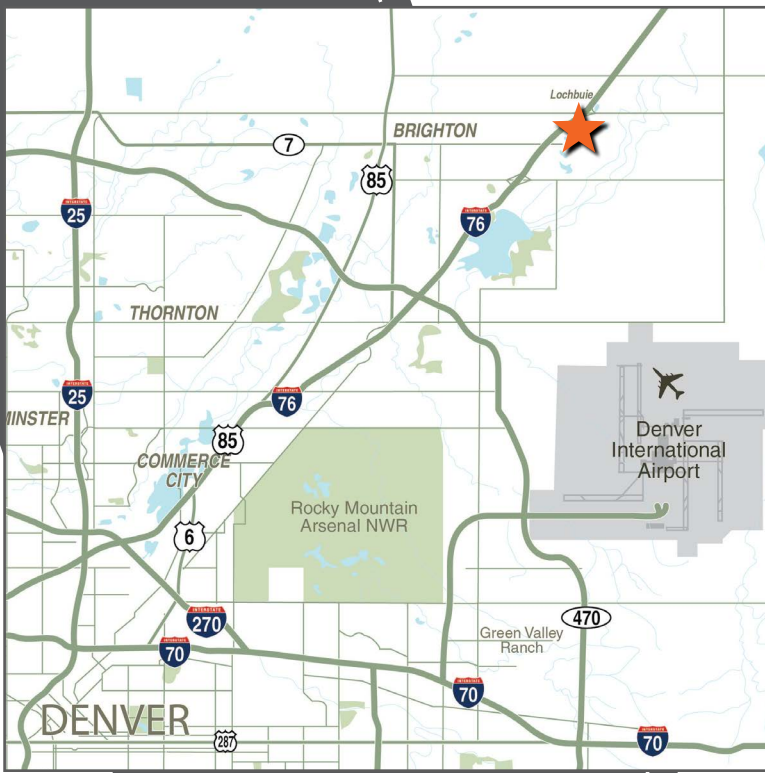
- High-Image Design with Modern Features
- Immediate Access to I-76
- Quick Permitting with PUD Zoning in Place
- Cross-Dock Building with Maximum Dock Doors
- Enterprise Zone and Foreign Trade Zone

<b>Building Size</b>	352,240 SF
<b>Lot Size</b>	19.96 AC
<b>Divisible</b>	40,000 SF
<b>Dock Doors</b>	46 (9' x 10')
<b>Drive-in Doors</b>	2 (12' x 14')
<b>Power</b>	277/480 V, 1,800 Amps, 3 Phase
<b>Office</b>	2,479 SF spec office
<b>Auto Parking</b>	0.66/1,000 SF or 132 spaces
<b>Trailer Parking</b>	54 trailer stalls off-site
<b>Clear Height</b>	36'
<b>Sprinkler</b>	ESFR
<b>Truck Court</b>	135'
<b>Column Spacing</b>	50' x 52' typical with 60' speed bay
<b>Est. Expenses</b>	\$3.32/SF
<b>Lease Rate</b>	To quote

[www.76commercecenter.com](http://www.76commercecenter.com)

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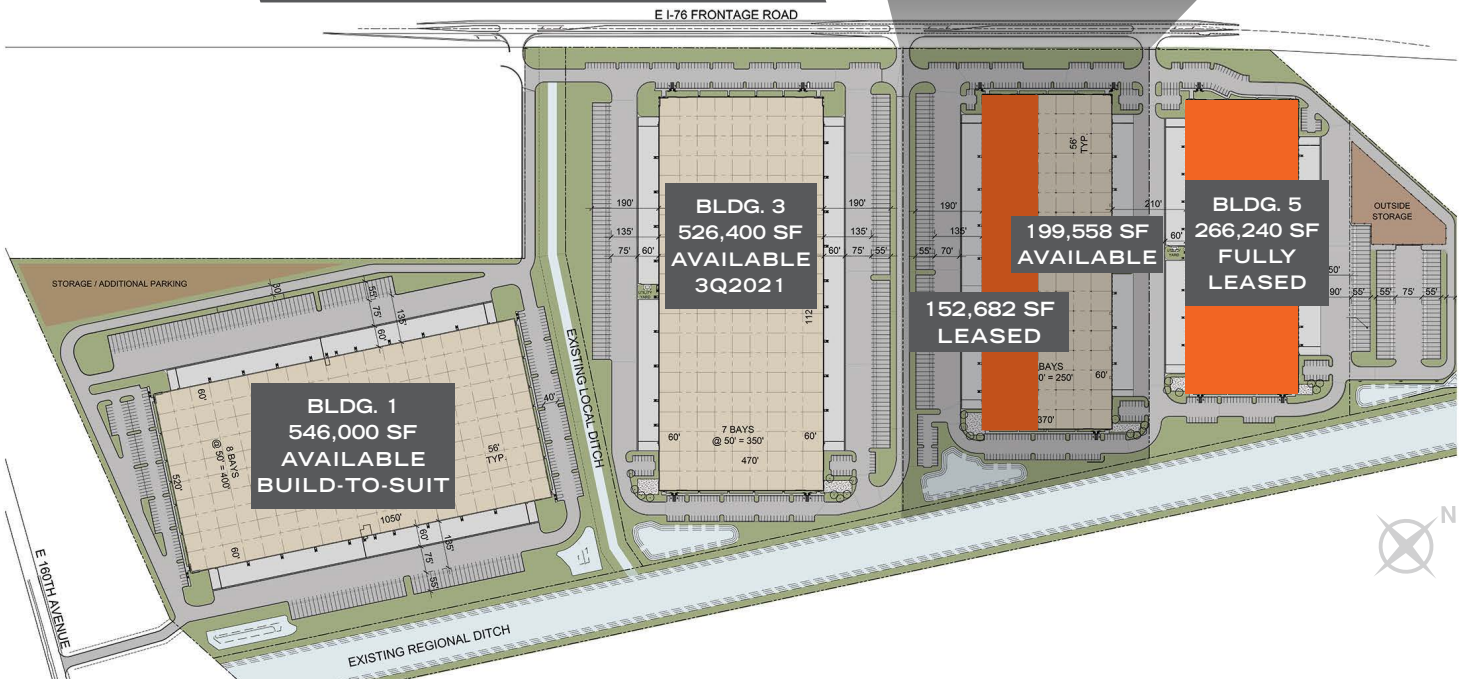
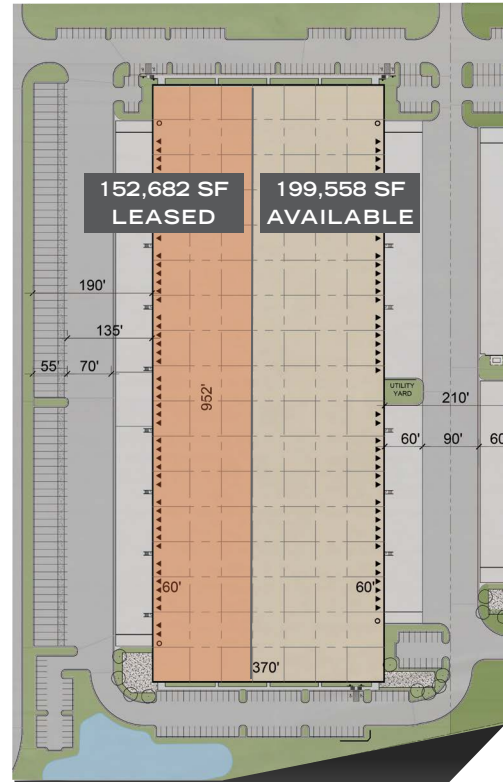


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Building 4 | 352,240 SF

- ▶ 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!



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