

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

70,727 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

Building Size	352,240 SF
Lot Size	19.96 AC
Divisible	35,000± SF
Dock Doors	14 (9' x 10')
Drive-in Doors	1 (12' x 14')
Power	277/480 V, 1200 Amps, 3 Phase
Office	2,479 SF spec office
Auto Parking	Up to 75 spaces
Trailer Parking	Up to 54 trailer stalls off-site
Clear Height	36'
Sprinkler	ESFR
Truck Court	135'

Outside Storage 1.3 acres available

Column Spacing 50' x 56' typical with 60' speed bay

Est. Expenses \$3.32/SF

Lease Rate 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



NEWMARK





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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!

