



76
COMMERCE CENTER
BRIGHTON | COLORADO

22250 EAST I-76
FRONTAGE ROAD

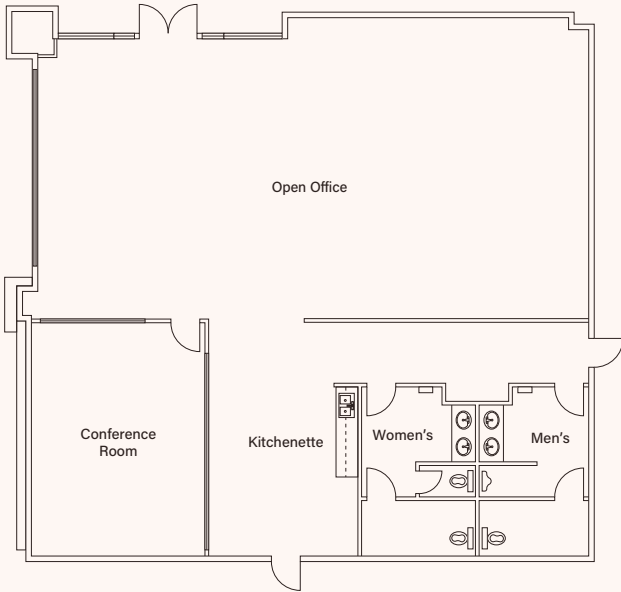
SUPERIOR ACCESS TO
MAJOR ARTERIAL HIGHWAYS



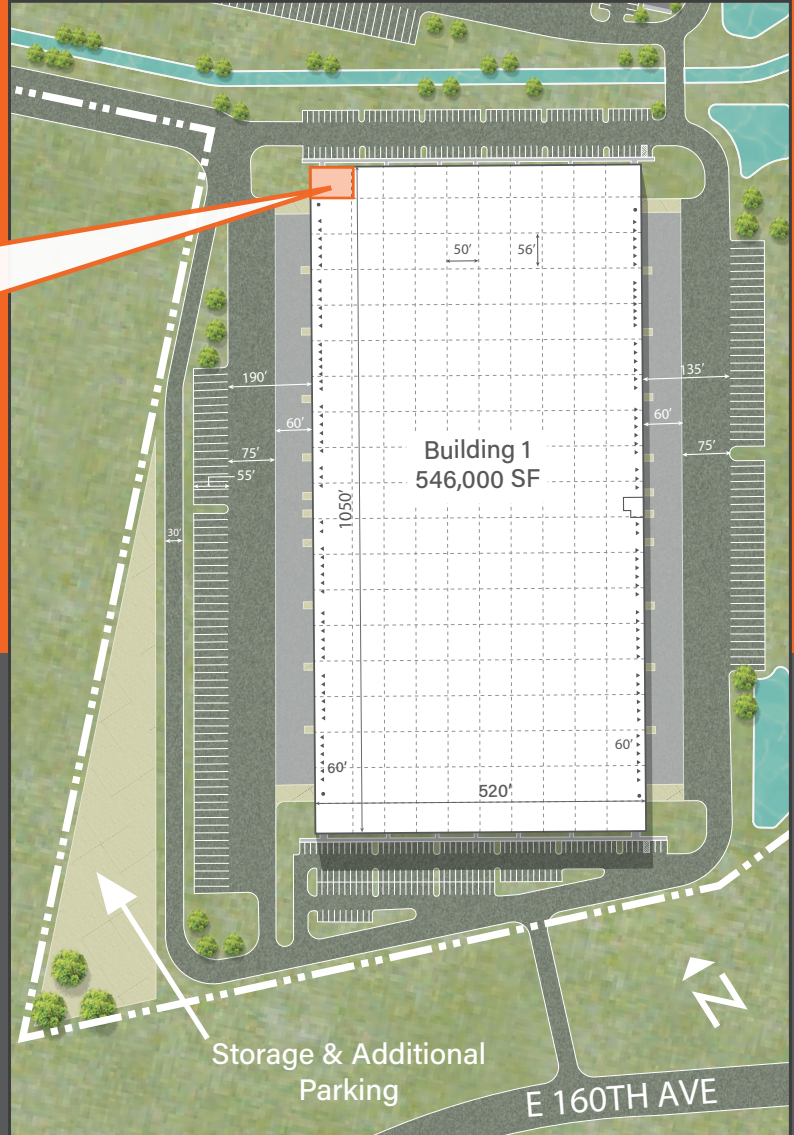
CROSS-DOCK BUILDING WITH
GATED & SECURED SITE



Building Size:	546,000 SF
Divisible:	120,000 SF
Lot Size:	35.70 AC
Office:	2,522 SF
Clear Height:	36'
Column Spacing:	50' X 56' Typical
Speed Bay:	60'
Truck Court:	135'
Loading:	106 Dock-high, 9' x 10' 4 Drive-in, 12' x 14'
Auto Parking:	0.46/1,000 SF OR 253 SPACES
Trailer Parking:	123 Stalls currently available with opportunity for up to 188
Power:	5,000 AMPS, 277/480 VOLTS, 3 PHASE
Sprinklers:	ESFR
Lease Rate:	To quote



BUILDING 1
2,522 SF SPEC SUITE



WWW.76COMMERCECENTER.COM

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