



76
COMMERCE CENTER
 BRIGHTON | COLORADO

BUILDING 1
120,000 SF - 546,000 SF
FOR LEASE OR SALE

22250 EAST I-76 FRONTAGE ROAD BRIGHTON, CO

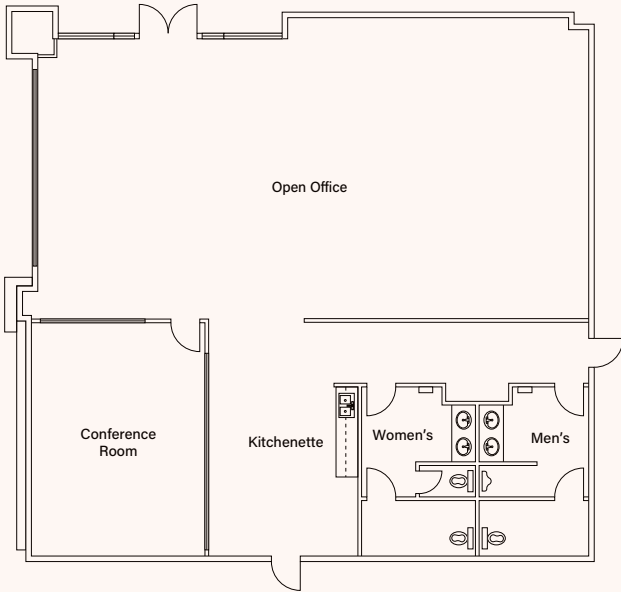
**SUPERIOR ACCESS TO
 MAJOR ARTERIAL HIGHWAYS**



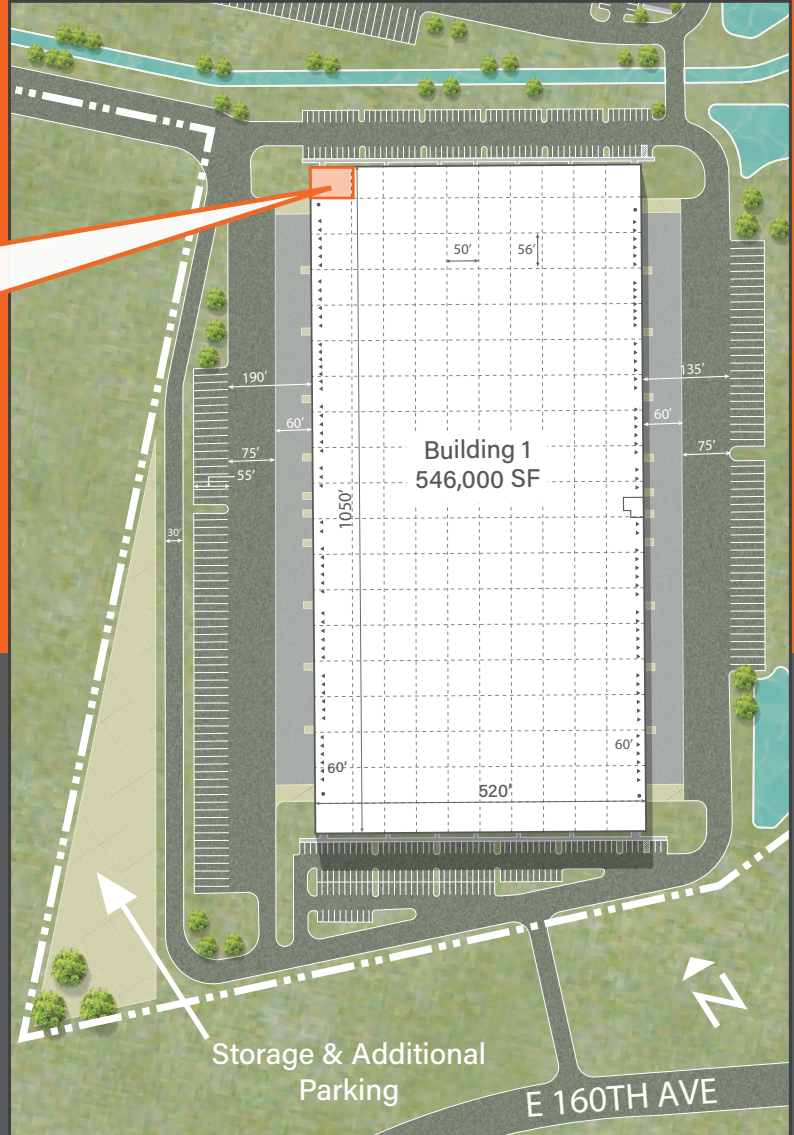
**CROSS-DOCK BUILDING WITH
 GATED & SECURED SITE**



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 with opportunity for up to 50 additional in north lot
Power:	5,000 AMPS, 277/480 VOLTS, 3 PHASE
Sprinklers:	ESFR
OPEX:	\$5.75 PSF (2026)
Lease Rate/ Sale Price:	To quote



BUILDING 1
2,522 SF SPEC SUITE



WWW.76COMMERCECENTER.COM

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