



**76**  
**COMMERCE CENTER**  
BRIGHTON | COLORADO

**22500 EAST I-76**  
**FRONTAGE ROAD**

**SUPERIOR ACCESS TO**  
**MAJOR ARTERIAL HIGHWAYS**

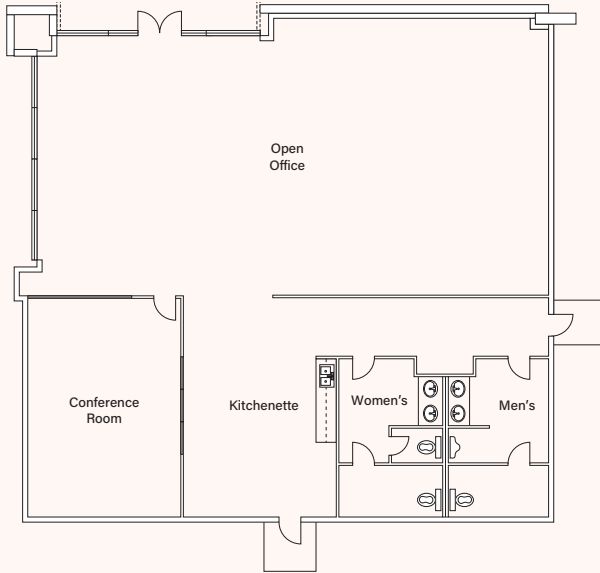


**CROSS-DOCK BUILDING**

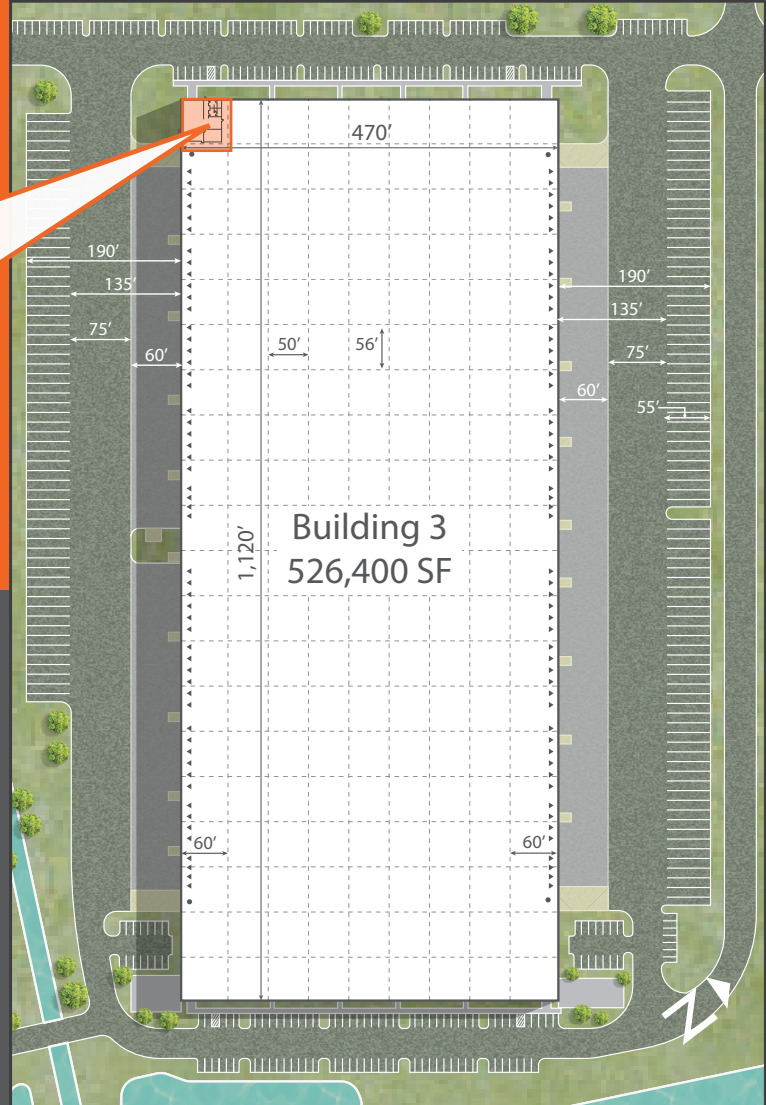


Building Size:	<b>526,400 SF</b>
Divisible:	<b>120,000 SF</b>
Lot Size:	<b>29.21 AC</b>
Office:	<b>2,479 SF</b>
Clear Height:	<b>36'</b>
Column Spacing:	<b>50' X 56' Typical</b>
Speed Bay:	<b>60'</b>
Truck Court:	<b>135'</b>
Loading:	<b>108 Dock-high, 9' x 10'</b> <b>4 Drive-in, 12' x 14'</b>
Auto Parking:	<b>0.47/1,000 SF OR 245 SPACES</b>
Trailer Parking:	<b>144 Stalls currently available with</b> <b>opportunity for up to 209</b>
Power:	<b>5,000 AMPS , 277/480 VOLTS,</b> <b>3 PHASE</b>
Sprinklers:	<b>ESFR</b>
Lease Rate:	<b>To quote</b>





**BUILDING 3**  
2,479 SF SPEC SUITE



[WWW.76COMMERCECENTER.COM](http://WWW.76COMMERCECENTER.COM)

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