



BUILDING 4
22600 EAST I-76
FRONTAGE ROAD BRIGHTON, CO

**SUPERIOR ACCESS TO
MAJOR ARTERIAL HIGHWAYS**

FOR LEASE OR SALE

Building Size:	352,240 SF
Total Available:	352,240 SF
Divisible:	80,640 SF (See Site Plan For Options)
Office:	±8,455 SF SW Corner ±1,500 SF NW Corner ±1,500 SF NE Corner
Clear Height:	36'
Column Spacing:	50' X 56' Typical
Speed Bay:	60'
Truck Court:	135'
Loading:	93 Dock-high (13 with levelers) 4 Drive-in, 12' x 14'
Auto Parking:	231 Spaces
Trailer Parking:	74 Stalls plus ability to accomodate additional 50 stalls in north lot
Power:	5,000 AMPS , 277/480 VOLTS, 3 PHASE
Sprinklers:	ESFR
County:	Adams
Lease Rate/ Sale Price:	To quote



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OFFICE LOCATIONS

±8,455 SF OFFICE

±1,500 SF OFFICE

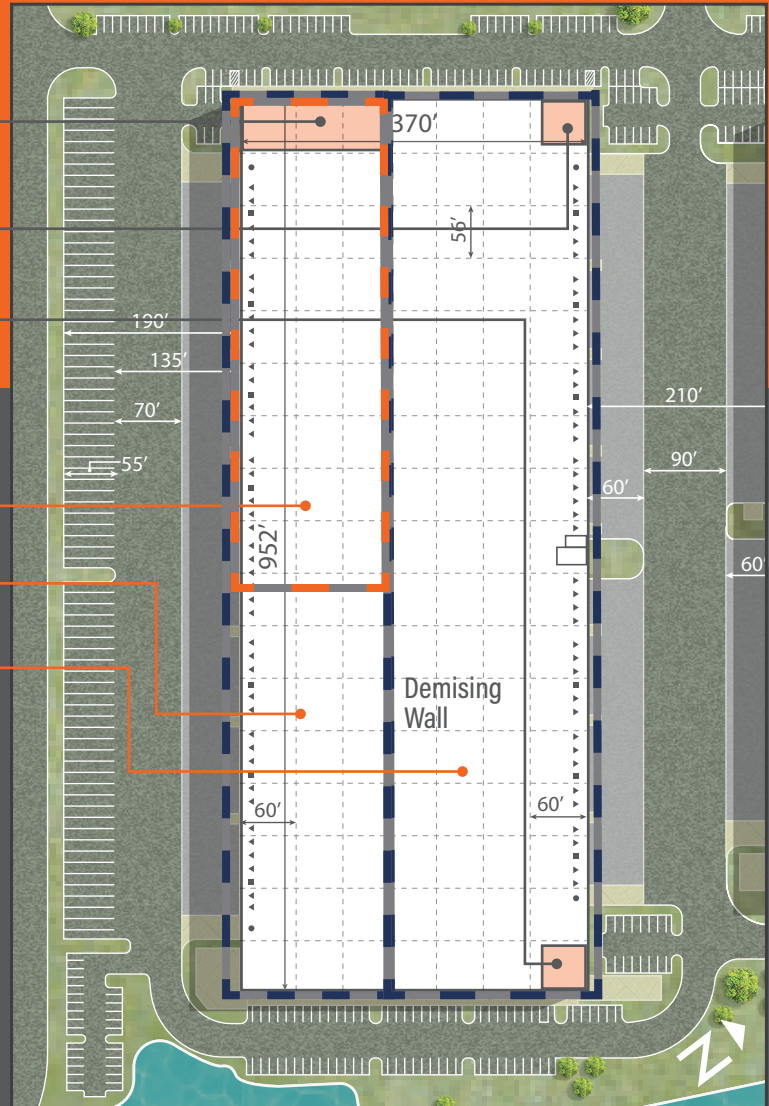
±1,500 SF OFFICE

DIVISIBILITY OPTIONS

80,640 SF

152,682 SF

199,558 SF



WWW.76COMMERCECENTER.COM

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