



COMMERCE CENTER

BRIGHTON | COLORADO

STATE-OF-THE-ART INDUSTRIAL AND LOGISTICS BUSINESS PARK HOME TO MAJOR TENANTS INCLUDING WALMART, SIGMA, FARMERS BUSINESS NETWORK & OUTRIDER

1.7 MILLION SQUARE FEET OF
CLASS A INDUSTRIAL ON I-76



EXPEDITED PERMITTING



TRAILER PARKING



OUTDOOR STORAGE

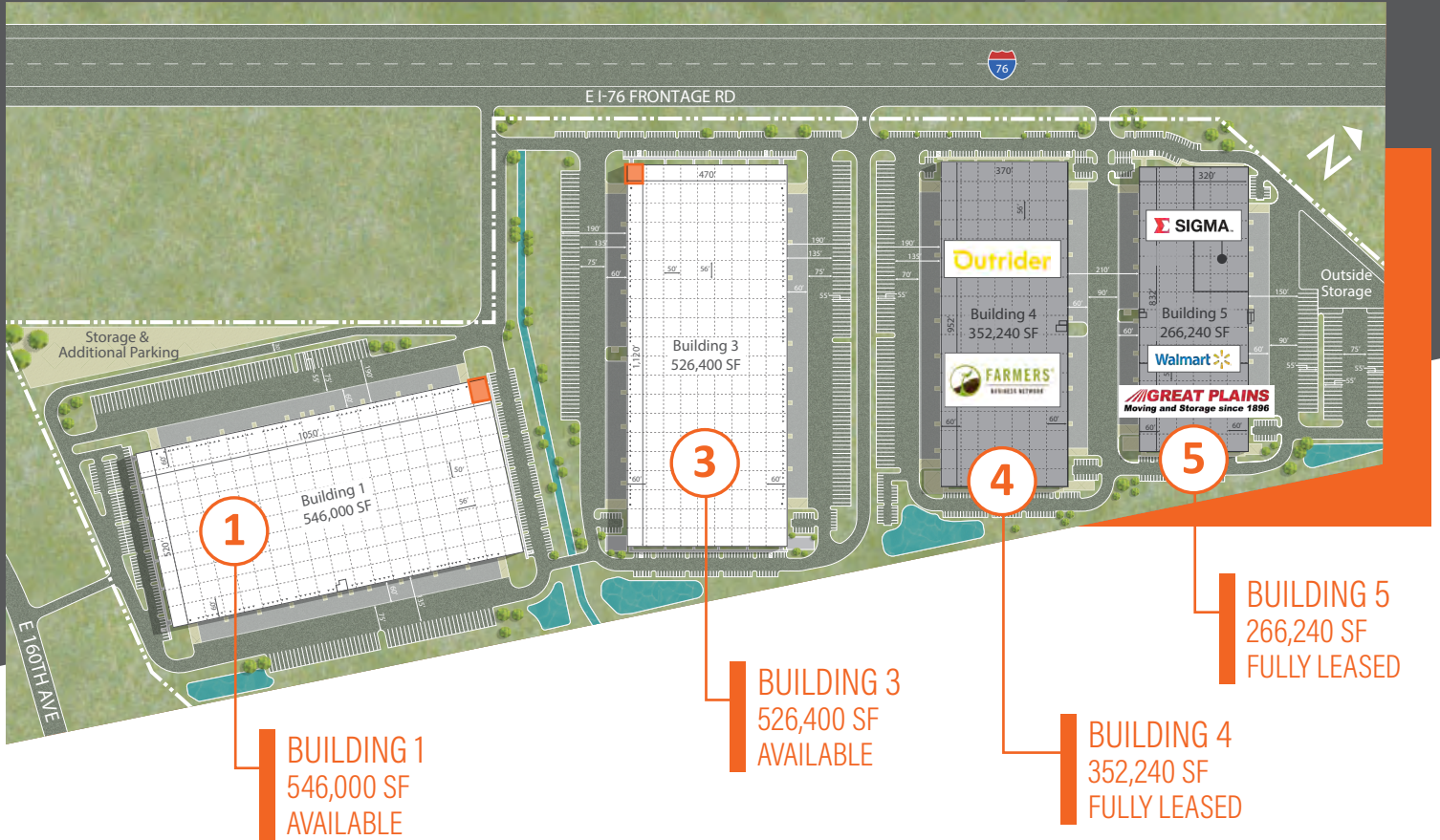


HIGHWAY FRONTAGE



TENANT ENGAGEMENT & AMENITIES

MASTER SITE PLAN



	BUILDING 1	BUILDING 3
ADDRESS	22250 East I-76 Frontage Rd Brighton, CO 80603	22500 East I-76 Frontage Rd Brighton, CO 80603
COUNTY	Adams	Adams
BUILDING SIZE	546,000 SF	526,000 SF
DIVISIBLE	120,000 SF	120,000 SF
OFFICE	2,522 SF	2,479 SF
CLEAR HEIGHT	36'	36'
COLUMN SPACING	50' x 56' Typical	50' X 56' Typical
DOCK HIGH DOORS	106 Dock High, 9' x 10'	108 Dock High, 9' x 10'
DRIVE IN DOORS	4 Drive-in, 12' x 14'	4 Drive-in, 12' x 14'
TRAILER PARKING	123 Stalls with opportunity for up to 188	144 Stalls with opportunity for up to 209
POWER	5,000 AMPS, 277/480 VOLT, 3 Phase	5,000 AMPS, 277/480 VOLT, 3 Phase
LEASE RATE	To Quote	To Quote



VERTICALLY INTEGRATED PARTNERSHIP
BETWEEN HYDE DEVELOPMENT
AND MORTENSON



CONDENSED
LEASE
DOCUMENT



LOCATED IN
ADAMS COUNTY
ENTERPRIZE ZONE



RESPONSIVE
OWNERSHIP

SUPERIOR ACCESS



LABOR POOL & DEMOGRAPHICS

STRONG LABOR POOL IN A LESS COMPETITIVE LABOR ENVIRONMENT

2023 DEMOGRAPHICS WITHIN 30 MINUTES OF 76 COMMERCE CENTER

861,118

Total Population

186,247

Population Ages 20-34

\$87,565

Median Household Income

34.8

Median Age

193,895

Highly Educated

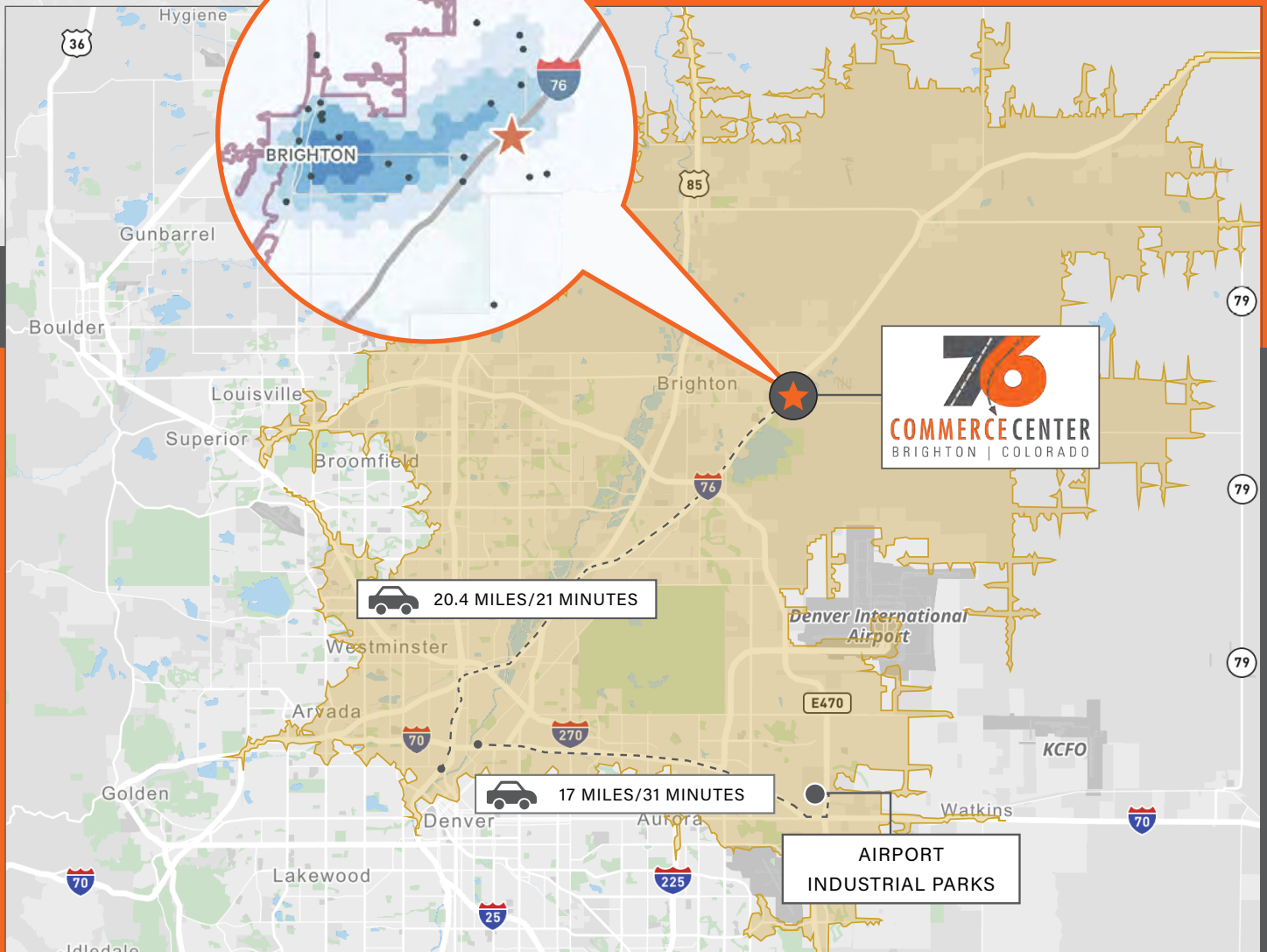
34.66%

Highly Educated

2023 TRANSPORTATION / WAREHOUSE WORKERS



◀ HIGHEST ----- LOWEST ▶



DRIVE TIMES

KEY ADVANTAGES



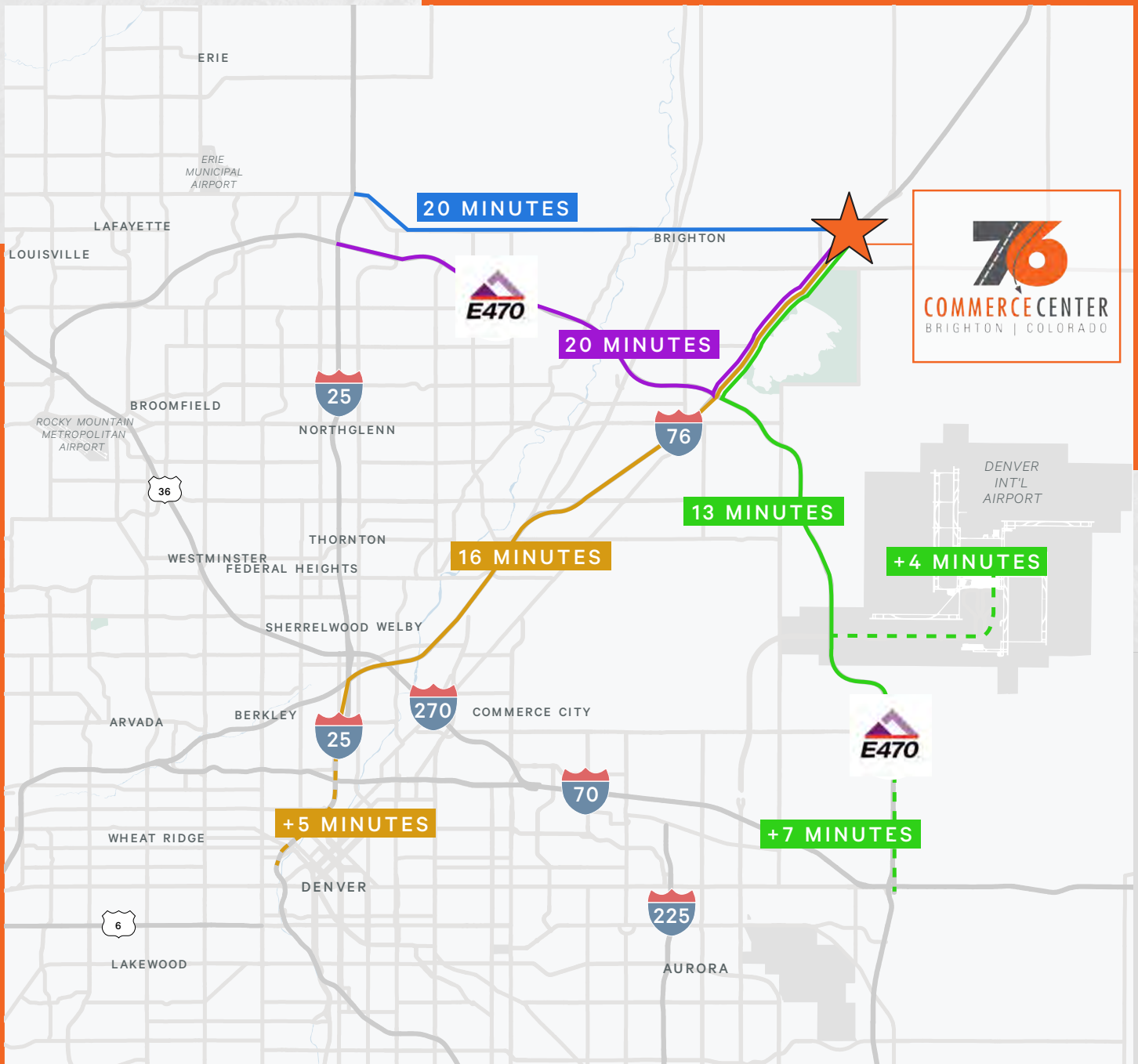
Superior access to the city center and surrounding communities



Deep labor pool in the affordable City of Brighton



Access to almost 1M people within a 30 minute drive time





TENANT ENGAGEMENT & AMENITIES

76 Commerce Center is focused on creating great experiences that support tenant businesses, attract, and retain a happy and healthy workforce.

TENANT ENGAGEMENT INITIATIVES FOR THE PARK INCLUDE

- On-site food trucks
- Lawn game tournaments
- Weekly newsletters
- March Madness brackets & prizes
- Food socials & happy hours
- Monthly breakfast treat deliveries
- On-site chair massages
- Scavenger hunts, and more!



AMPLE TRAIL SYSTEMS FOR WALKING & BIKING



ON SITE FOOD TRUCK COURT



OUTDOOR ACTIVITY AREAS THROUGHOUT THE PARK



BIKE FIXIT STATION TO PROMOTE WELLNESS

DUE TO OUR PROGRAMMING THROUGHOUT 2022 ...

90%
of tenants reported **INCREASED HAPPINESS** at work

55%
of tenants reported an **INCREASED SENSE of WELLNESS** at work

55%
of tenants reported an **INCREASED DESIRE TO COME INTO THE OFFICE**

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