



COMMERCE CENTER
BRIGHTON | COLORADO

STATE-OF-THE-ART INDUSTRIAL AND LOGISTICS
BUSINESS PARK HOME TO MAJOR TENANTS
INCLUDING WALMART, SIGMA, CRUSOE, AND
GREAT PLAINS MOVING & STORAGE

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

**BUILDING 1 AVAILABLE
FOR LEASE OR SALE**

120,000 SF - 546,000 SF



EXPEDITED
PERMITTING



TRAILER
PARKING



OUTDOOR
STORAGE

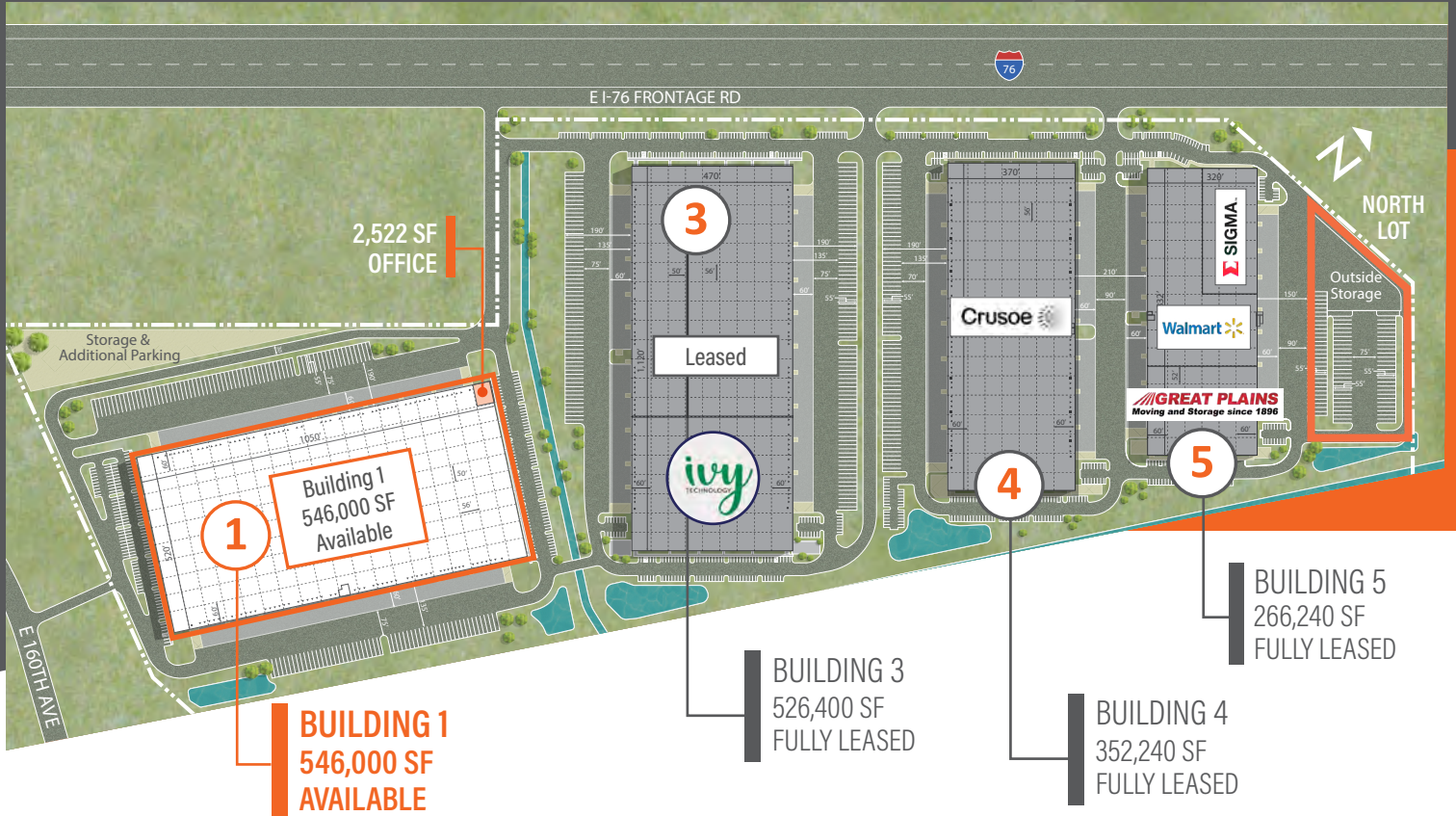


HIGHWAY
FRONTAGE



TENANT ENGAGEMENT
& AMENITIES

MASTER SITE PLAN



BUILDING 1 CROSSDOCK AVAILABLE

ADDRESS	22250 East I-76 Frontage Rd Brighton, CO 80603
COUNTY	Adams
SF AVAILABLE	546,000 SF Available
DIVISIBLE	120,000 SF
OFFICE	2,522 SF
CLEAR HEIGHT	36'
COLUMN SPACING	50' x 56' Typical with 60' Speed Bays
DOCK HIGH DOORS	106 Dock High, 9' x 10'
DRIVE IN DOORS	4 Drive-in, 12' x 14'
TRAILER PARKING	123 Stalls with ability to accomodate additional 50 stalls in the north lot
POWER	5,000 AMPS, 277/480 VOLT, 3 Phase
OPEX	\$5.75 PSF (2026)
LEASE RATE/SALE PRICE	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

2025 DEMOGRAPHICS WITHIN 30 MINUTES OF 76 COMMERCE CENTER

861,118

Total Population

186,247

Population Ages 20-34

\$87,565

Median Household Income

\$22.98

Mean Hourly Wage

51,500

Transportation &
Warehouse Workers

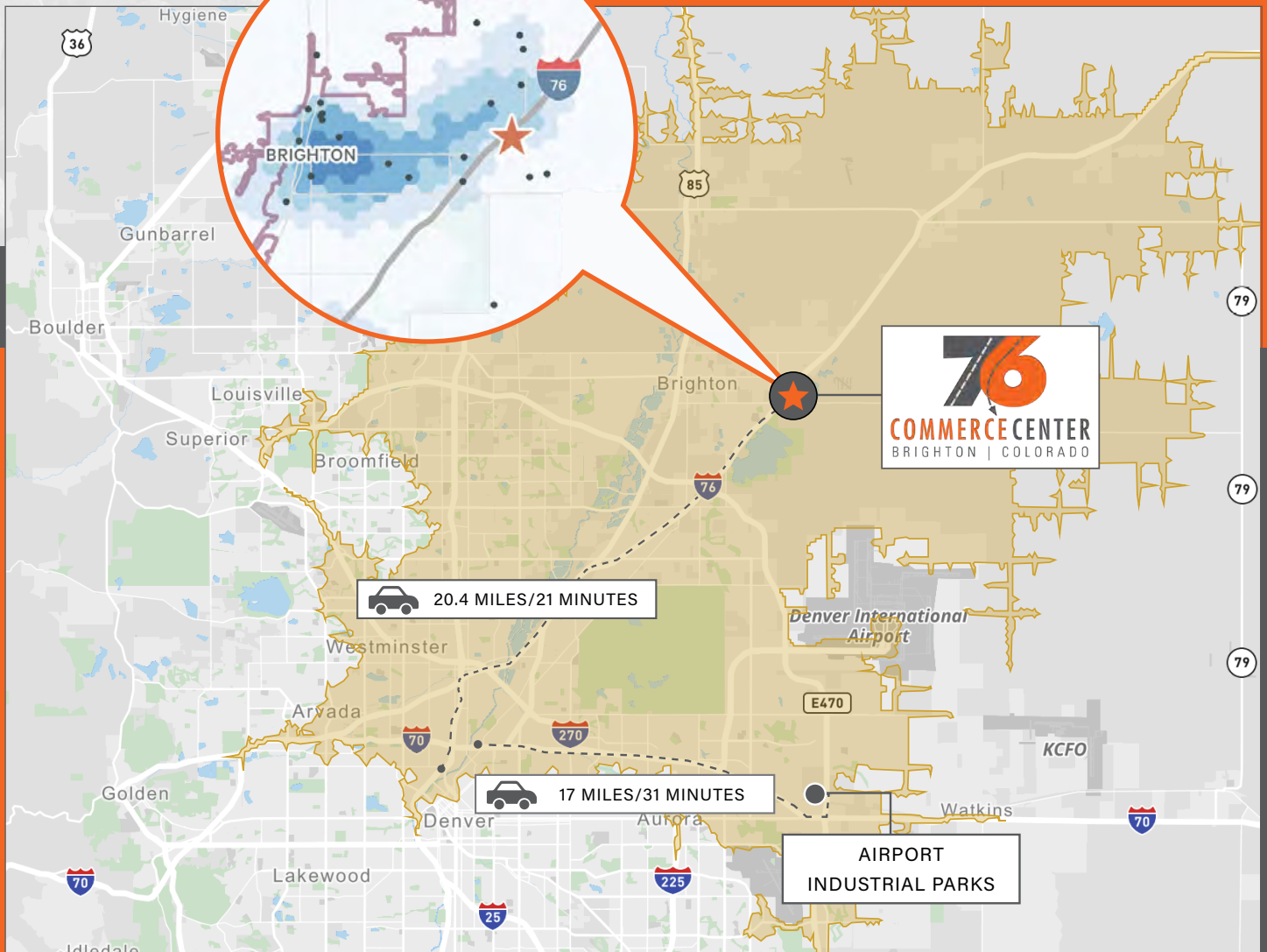
177,058

Blue Collar Workers

2023 TRANSPORTATION / WAREHOUSE WORKERS



← HIGHEST ----- LOWEST →



DRIVE TIMES

KEY ADVANTAGES



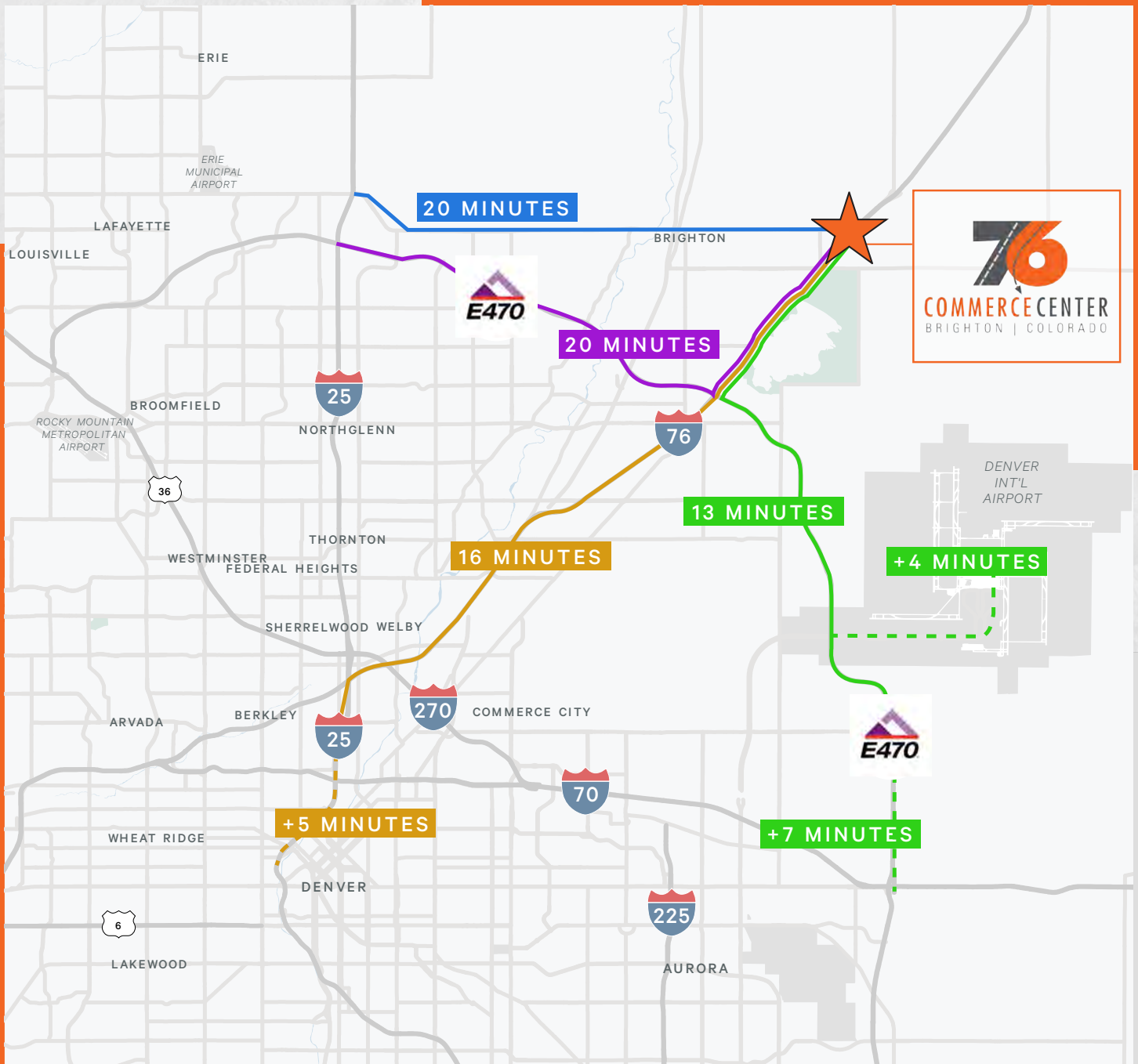
Superior access to the city center and surrounding communities



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**

Daniel Close, SIOR

Senior Vice President
+1 303 946 3285
daniel.close@cbre.com

Todd Witty, SIOR

Senior Vice President
+1 303 725 7189
todd.witty@cbre.com

WWW.76COMMERCECENTER.COM

