

76
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

BUILDING 4 AVAILABLE
352,240 SF FOR LEASE OR SALE



EXPEDITED
PERMITTING



TRAILER
PARKING



OUTDOOR
STORAGE

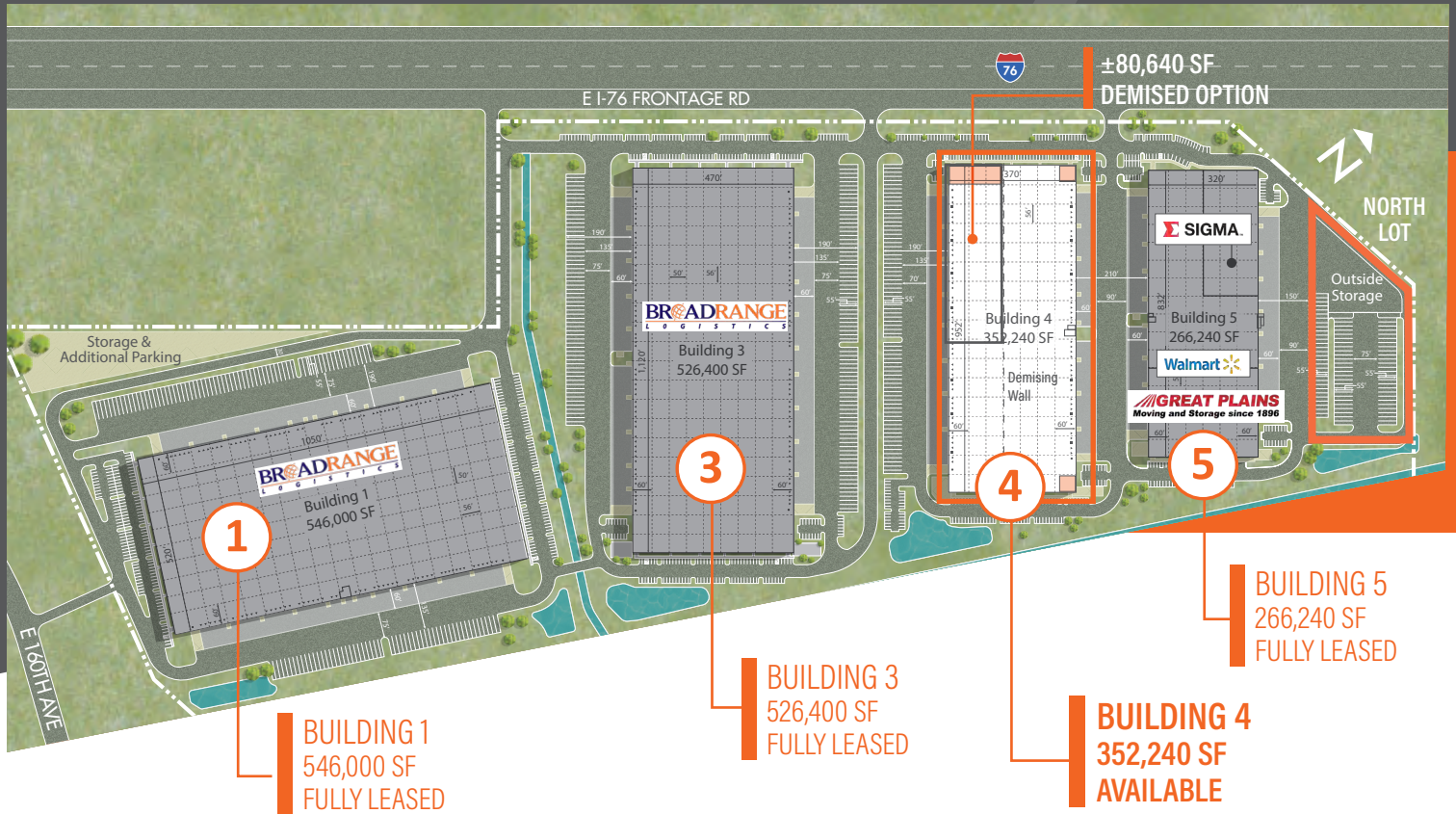


HIGHWAY
FRONTAGE



TENANT ENGAGEMENT
& AMENITIES

MASTER SITE PLAN



BUILDING 4 CROSSDOCK AVAILABLE	
ADDRESS	22600 East I-76 Frontage Rd Brighton, CO 80603
COUNTY	Adams
BUILDING SIZE	352,240 SF Available
DIVISIBLE	80,640 SF
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 with 60' Speed Bays
DOCK HIGH DOORS	94 Dock High (13 with levelers), see building 4 brochure for more details
DRIVE IN DOORS	4 Drive-in, 12' x 14'
TRAILER PARKING	74 Stalls plus ability to accomodate additional 50 stalls in the north lot
POWER	5,000 AMPS, 277/480 VOLT, 3 Phase
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

2024 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

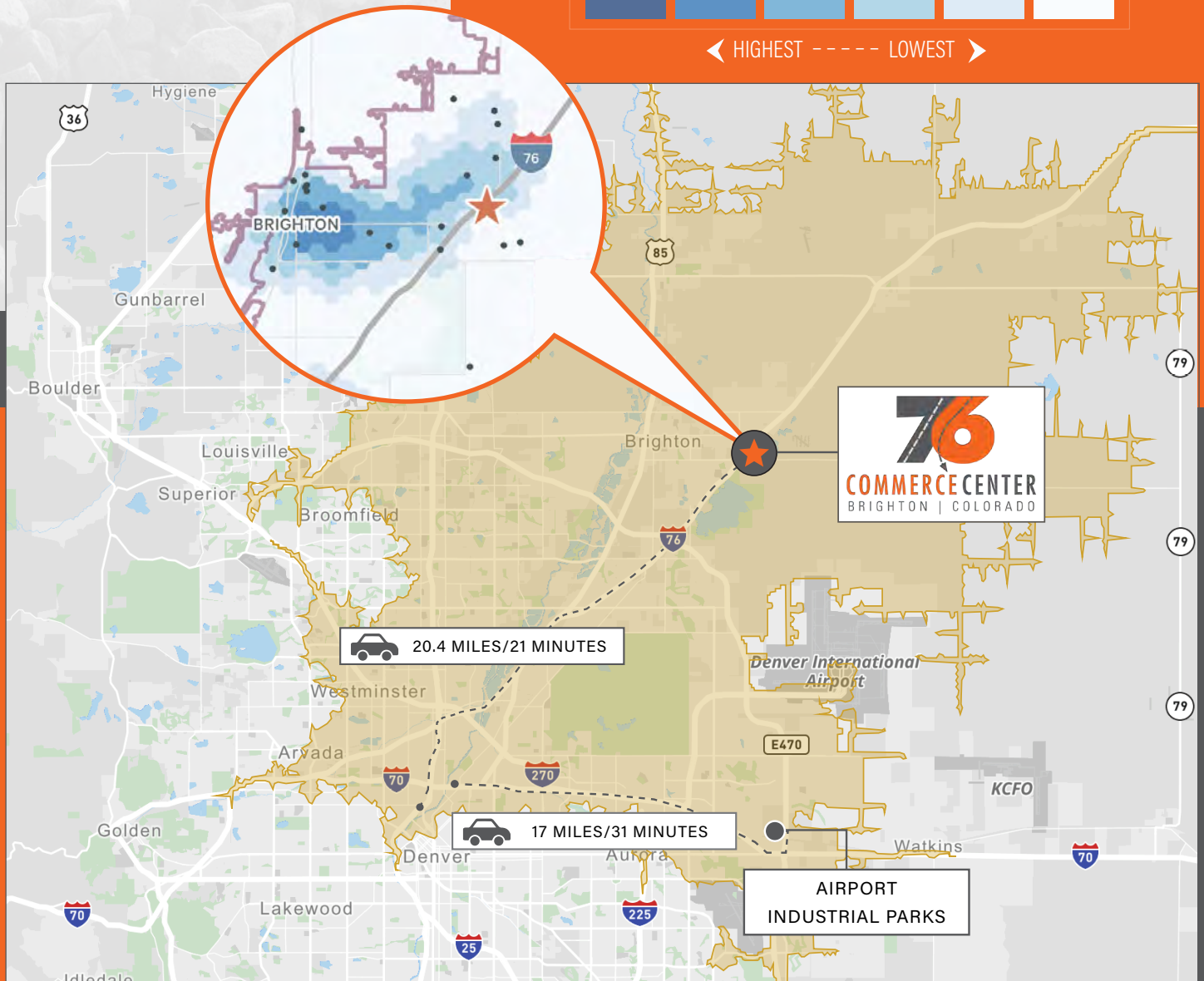
51,500

Transportation &
Warehouse Workers

177,058

Blue Collar Workers

2023 TRANSPORTATION / WAREHOUSE WORKERS



DRIVE TIMES

KEY ADVANTAGES



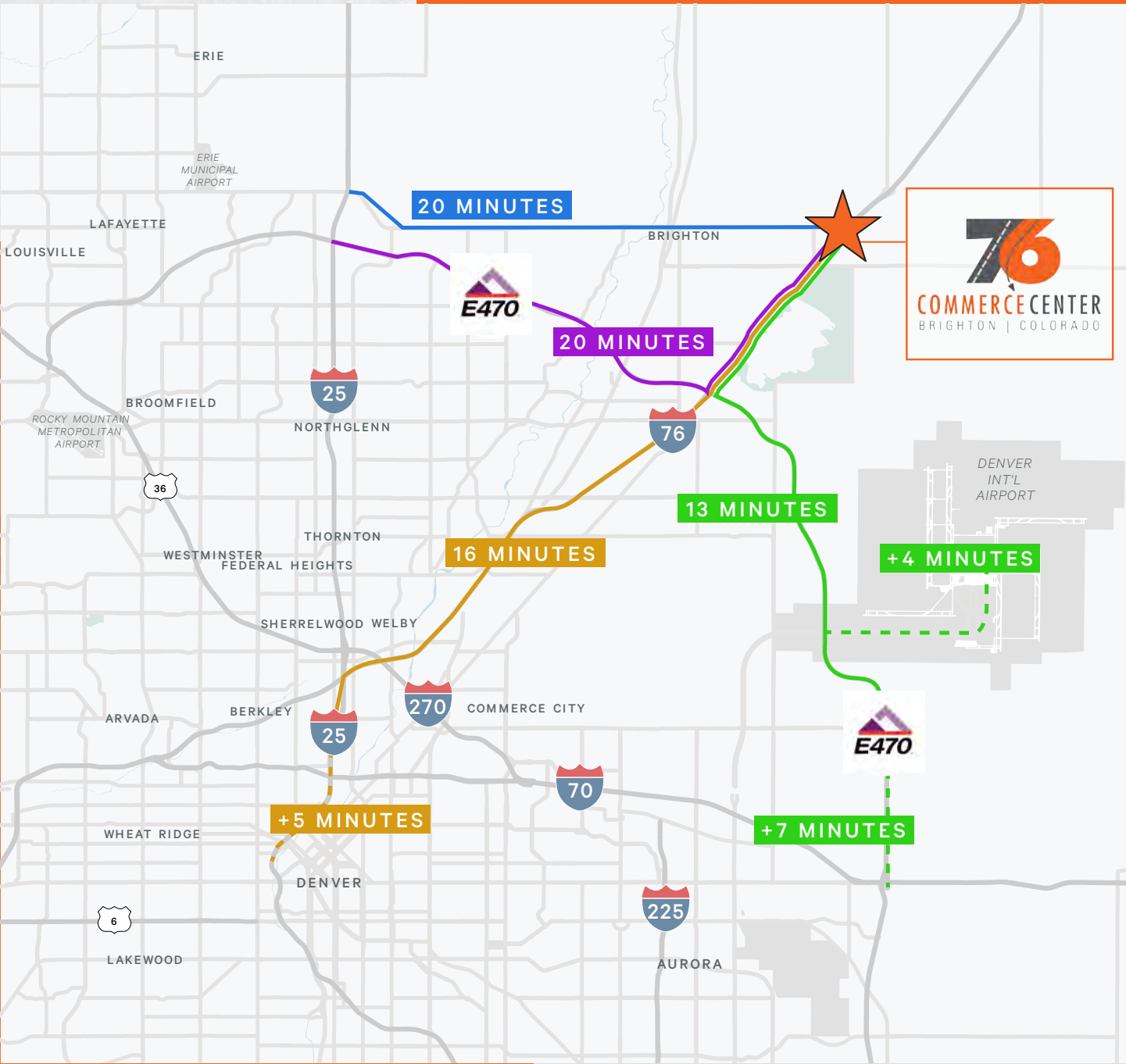
Superior access to the city center and surrounding communities



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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