

HEAVY POWER

10 TRAILER STALLS

48,453 SF FOR LEASE



PARK 76 DISTRIBUTION CENTER

10818 E 108TH AVENUE
COMMERCE CITY, CO 80601

BUILDING 2

PROPERTY FEATURES

Building Size: 121,063 SF

Available: 48,453 SF

Office: ±2,409 SF office spec suite

Loading: 12 Dock High Doors (9' x 10') | 1 Drive-In Door (13' x 14')

Clear Height: 32'

Sprinklers: ESFR

Warehouse Lighting: LED

Power: 1,800 Amps, 480 volt, 3-phase

Column Spacing: 51'8" x 58' with 60' speed bay

Building Depth: 232'

Zoning: I-1

Auto Parking: 42 Stalls

Trailer Parking: 10 Stalls

Truck Court: 180'

Operating Expenses: \$4.39/SF for 2026

CONTACT INFORMATION

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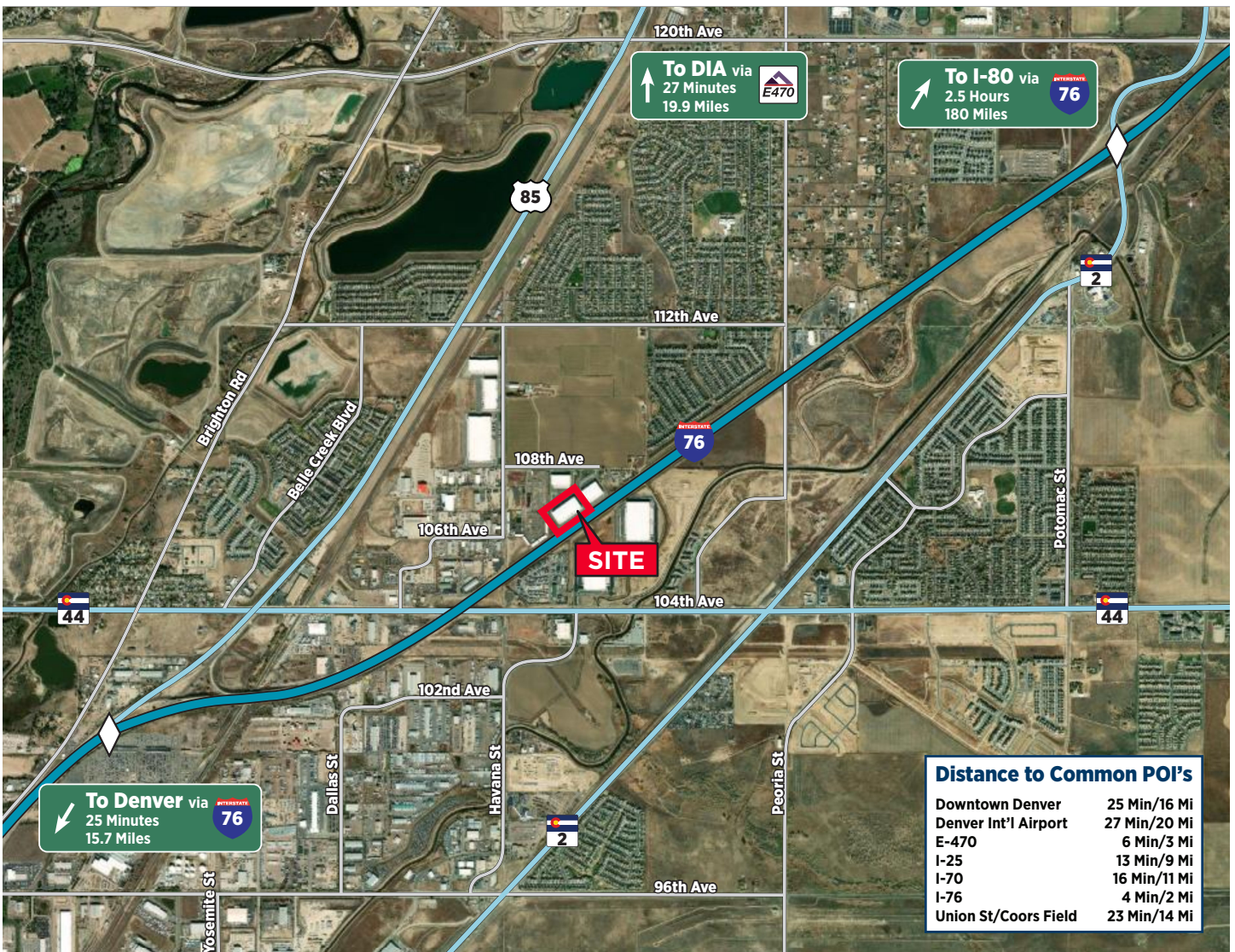
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AERIAL/LOCATION MAP





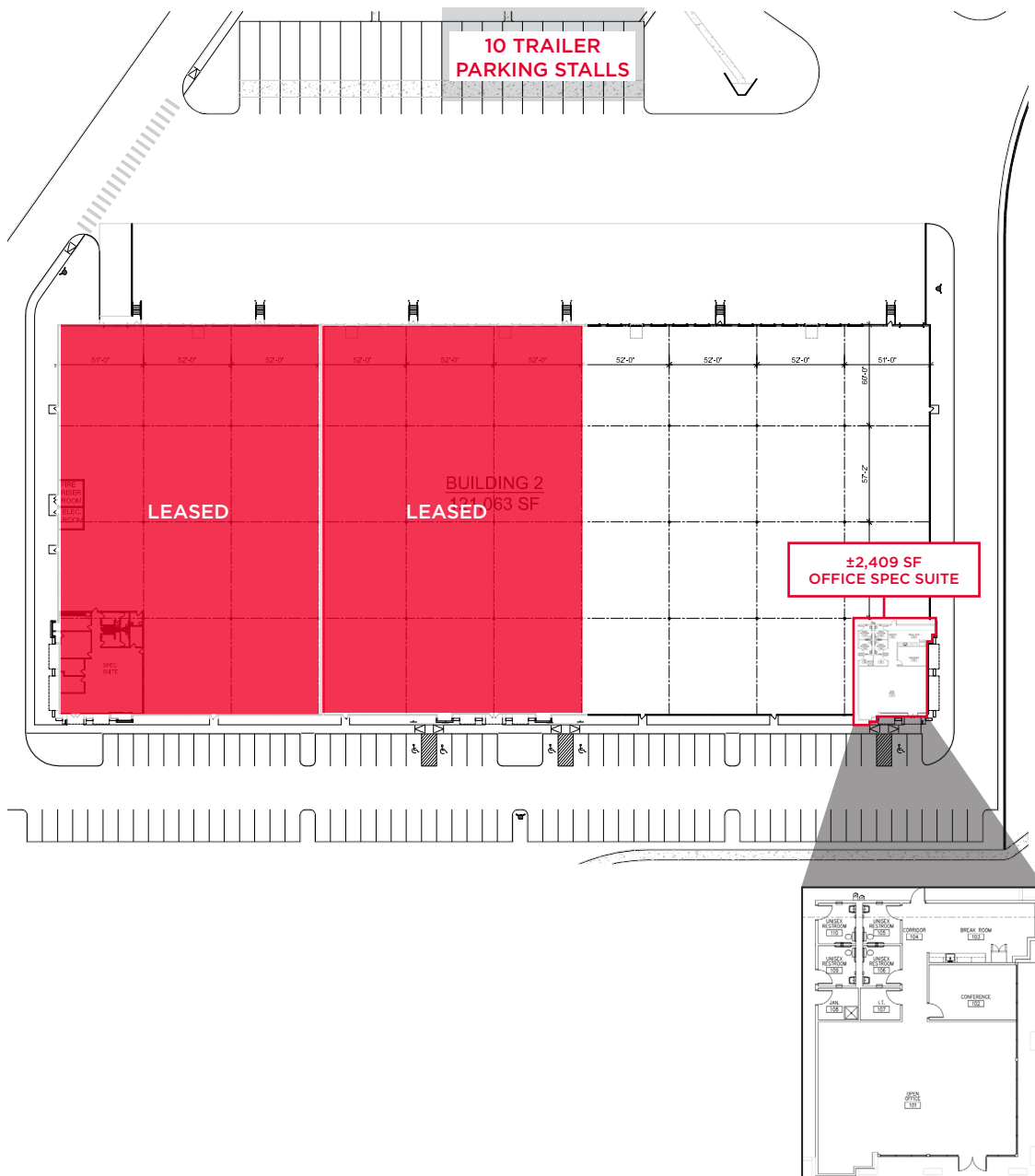
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BUILDING SITE PLAN





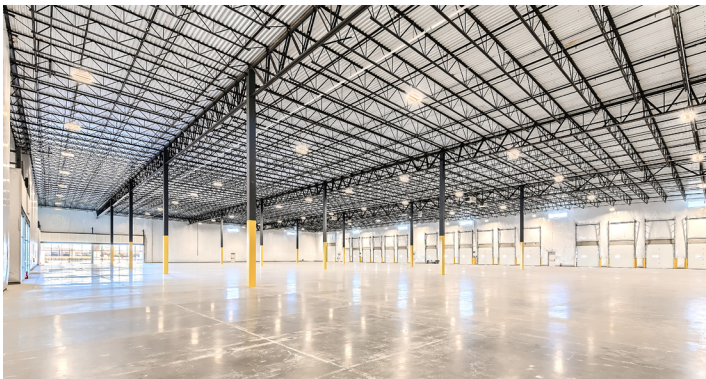
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PROPERTY PHOTOS



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