

199,558 SF Available



For Sublease

22600 E. I-76 Frontage Rd.
Brighton, CO 80603

Contact Us:

Cody Sheesley

303 745 5800 | Main

303 309 3520 | Dir

cody.sheesley@colliers.com

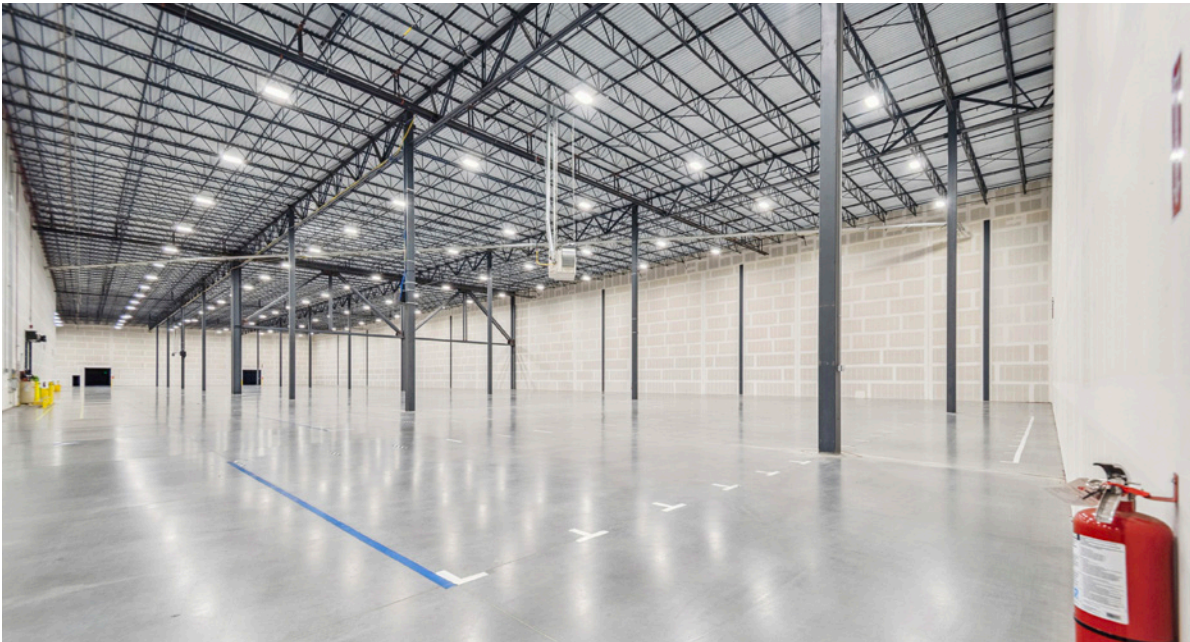
Tyler Ryon, SIOR

303 745 5800 | Main

720 833 4612 | Dir

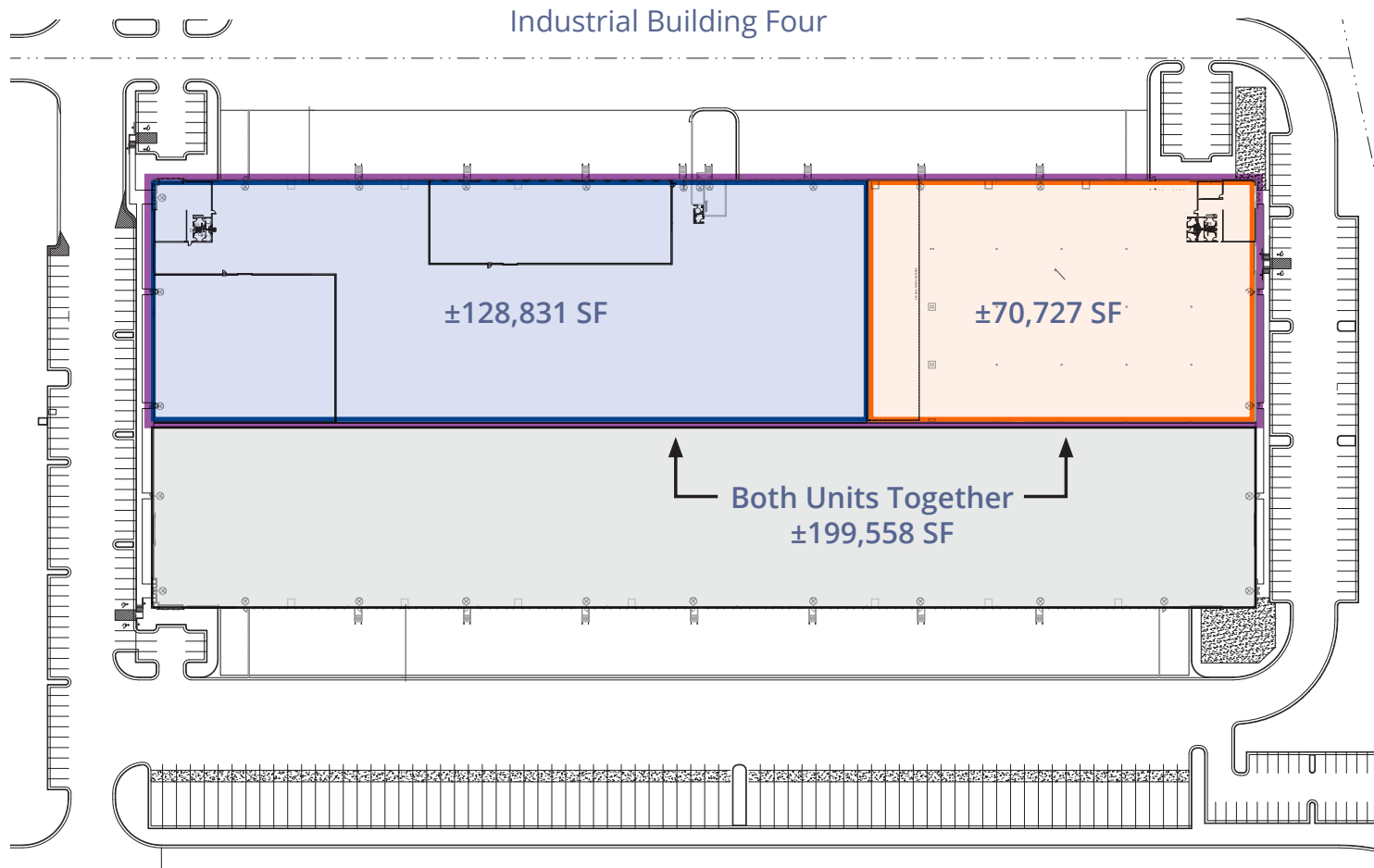
tyler.ryon@colliers.com

22600 E. I-76 Frontage Rd. | Brighton, CO 80603
199,558 SF Freestanding Building



Available SF	199,558 SF
Divisible To	+/-70,727 SF
Office SF	+/-3,000 SF (Two 1,500 SF Pods)
Ceiling Heights	36'
Column Spacing	50'x56'
Loading	45 Dock High Doors (12 with levelers) Two (2) 12'x14' Drive In Doors
Truck Court	135'
Zoning	PUD
Sprinkler	ESFR
Lighting	Motion Sensor LED
Parking	+/-120 Stalls
Power	3,000 Amp, 277/480 Volt (TBV)
YOC	2020
Lease Rate	\$10.25/SF MG

Site Plan



Floor Plan

- Unit 100
- Unit 200

Highlights

- Access to entire Metro Denver population in 45 minute drive time, 68% in 30 minute drive time
- 14,982 SF H3 occupancy room
- 14,974 SF H4 occupancy room
- 250 ft. of I-76 frontage providing visibility to over 44,000 VPD (2023 CDOT)

Location & Access



I-76 North VPD:
24,081 VPD (2025 CDOT)

22600 E. I-76 Frontage Rd.

16 miles to I-25

I-76 South VPD:
23,364 VPD (2025 CDOT)

22 miles
to DIA

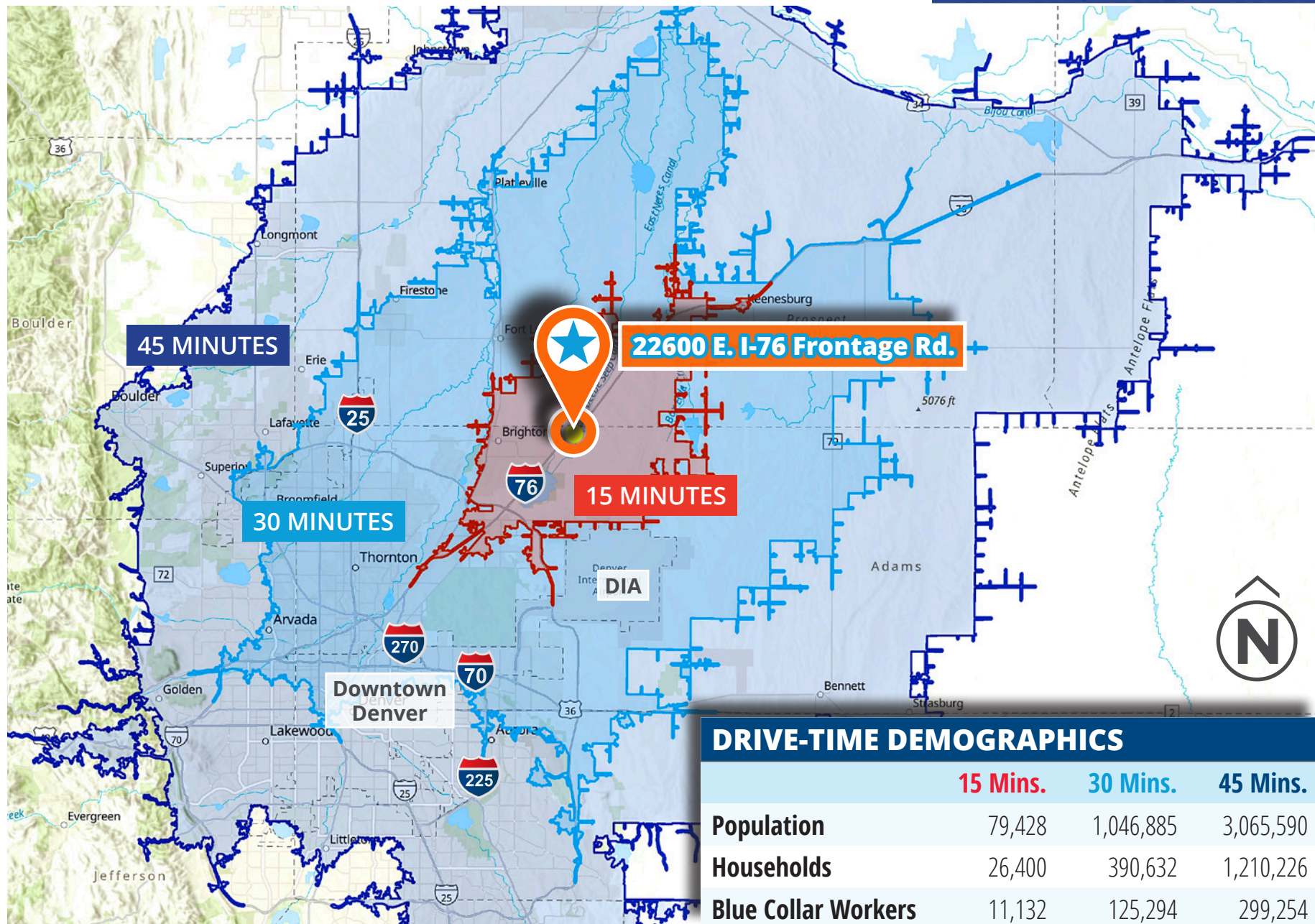
23 miles to
I-25 & I-70

25.9 miles to downtown Denver

I-76 Adjacent location with excellent access to several major thoroughfares

- 0.8 miles to I-76
- 6.9 miles to E-470
- 20 miles to I-270
- 20 miles to I-25
- 21 miles to I-70
- 17.5 miles to Denver International Airport
- 25.9 miles to Downtown Denver

Drive Times





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