



AVAILABLE FOR SALE OR LEASE

MANUFACTURING AND DISTRIBUTION BUILDING WITH HEAVY
POWER AND FLEXIBLE DIVISIBILITY
50,000 SF - 1,108,500 SF AVAILABLE

NEW ZONING
PERMITS LIGHT, GENERAL AND
CLEAN-TECH MANUFACTURING
AS WELL AS OUTDOOR STORAGE

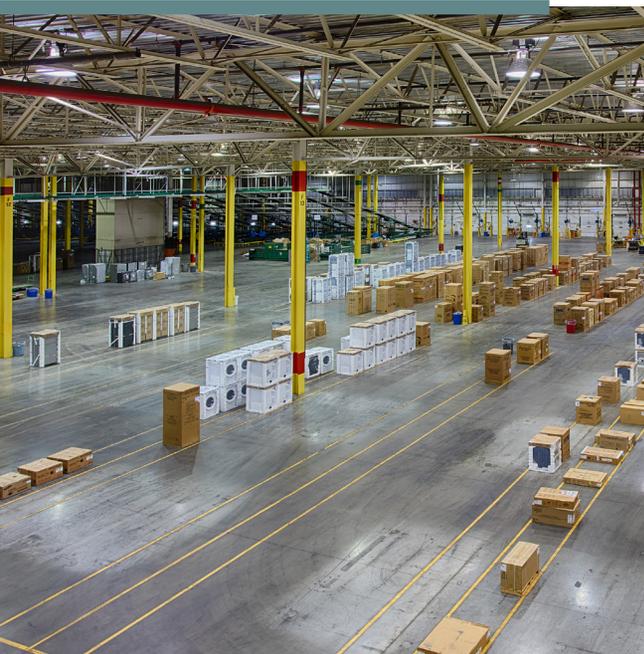


4353 EAST BROMLEY LANE
BRIGHTON, CO 80601



MILE HIGH

MANUFACTURING LOGISTICS CENTER



FLEXIBLE
DIVISIBILITY



400 TRAILERS
STALLS AVAILABLE



16 ACRES
FOR TRAILER PARKING
OR OUTDOOR STORAGE



15MW ONSITE
WITH UPWARDS OF 25 MW ALSO
AVAILABLE (TOTAL 35 MW)



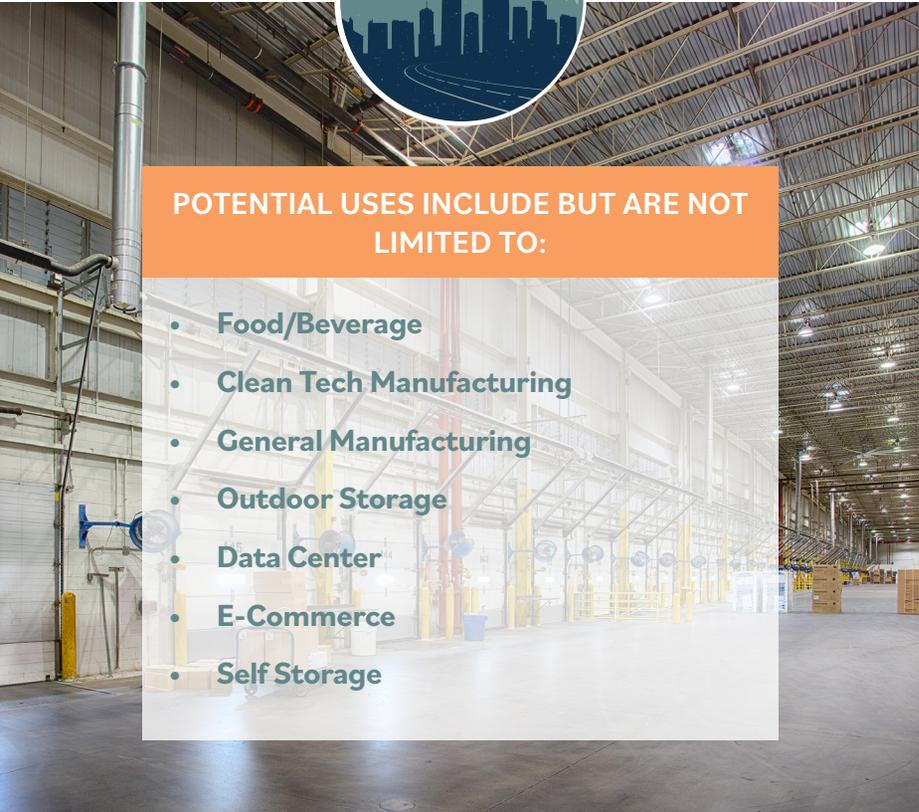
IDEAL
MANUFACTURING/
WAREHOUSE
DISTRIBUTION FACILITY



LOWEST
OPERATING
EXPENSES IN
DENVER MSA



32' CLEAR
HEIGHT



POTENTIAL USES INCLUDE BUT ARE NOT LIMITED TO:

- **Food/Beverage**
- **Clean Tech Manufacturing**
- **General Manufacturing**
- **Outdoor Storage**
- **Data Center**
- **E-Commerce**
- **Self Storage**

MILE HIGH

MANUFACTURING LOGISTICS CENTER

ADDRESS

4353 E. Bromley Lane, Brighton, CO 80601

YEAR BUILT

1994

TOTAL AVAILABLE SF

1,108,500 SF Divisible

OFFICE

±20,000 SF

SITE SIZE

103.3 Acres

CLEAR HEIGHT

32'

COLUMN SPACING

48' x 58'

LOADING

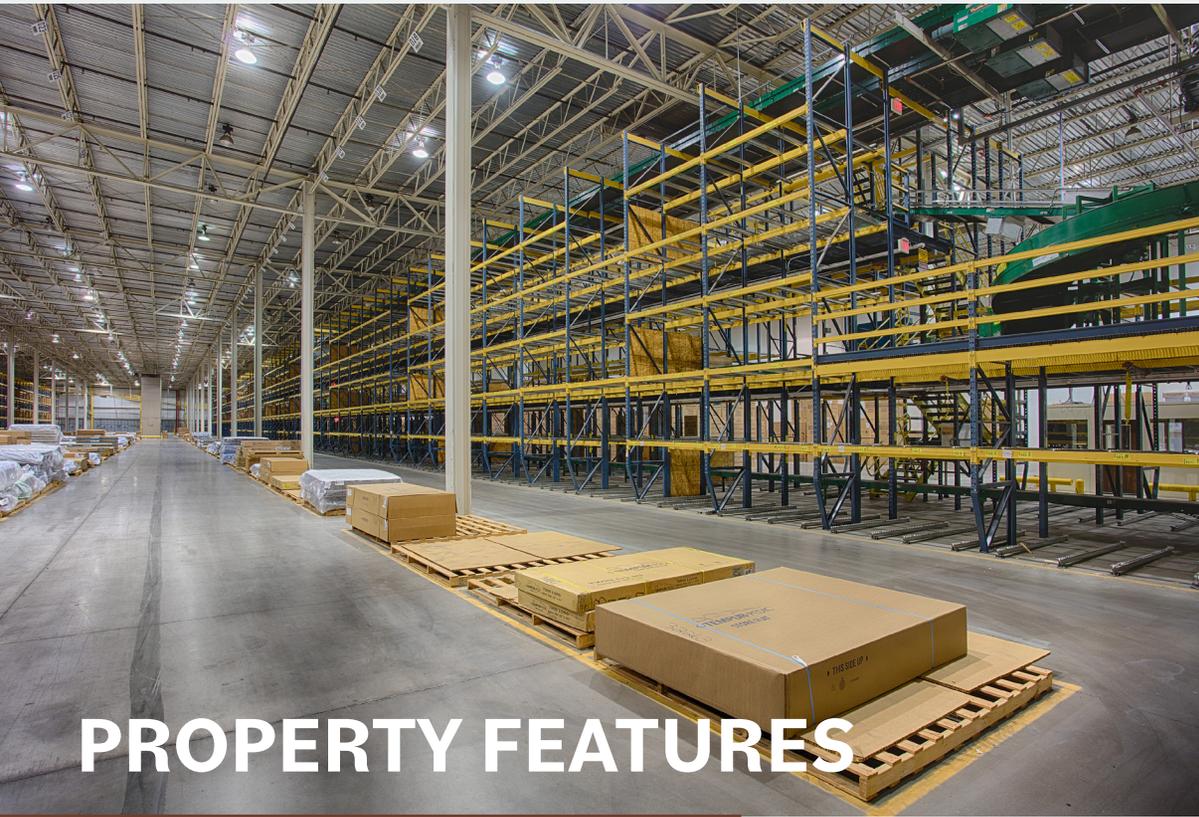
88 Dock High Doors

Fully equipped with automatic levelers, dock locks, and dock lights

1 Oversized Drive-In Door

2 oversized drive-in door knocks available

Building Size	1,278,455 SF
Power	10MW onsite with upwards of 20MW also available (Total 30MW TBV)
Sprinkler System	ESFR (22 acre feet allowance)
Slab Thickness	8 inches
Power Provider	United Power Cooperative
Trailer Parking/ Outside Storage	Up to 456 Trailer Stalls
Water	City of Brighton
Sewer	City of Brighton
2026 OPEX	
Zoning	PD (Warehouse/Distribution, Light, General and Technology Manufacturing)



PROPERTY FEATURES

- Can be demised for various size functionality
- Lowest property taxes in the metro area
- All loading docks equipped with automatic levelers, dock locks, and dock lights.
- Efficient operable louvre air system maintaining ambient warehouse temperatures below 75 degrees.
- 300-kilowatt emergency electrical generator with 250 gallon diesel tank demised for various size functionality
- 22 Acre Feet of Water with Ability to Increase
- Economic incentives available
- Strong labor pool



30 MINS TO
**DENVER
DOWNTOWN**



GREAT ACCESS TO
**I-76 AND E-470 VIA
BROMLEY LN.**



CLOSE PROXIMITY TO
DENVER INT. AIRPORT



EXCELLENT LOCAL
AND/OR
**NATIONAL
DISTRIBUTION
LOCATION**

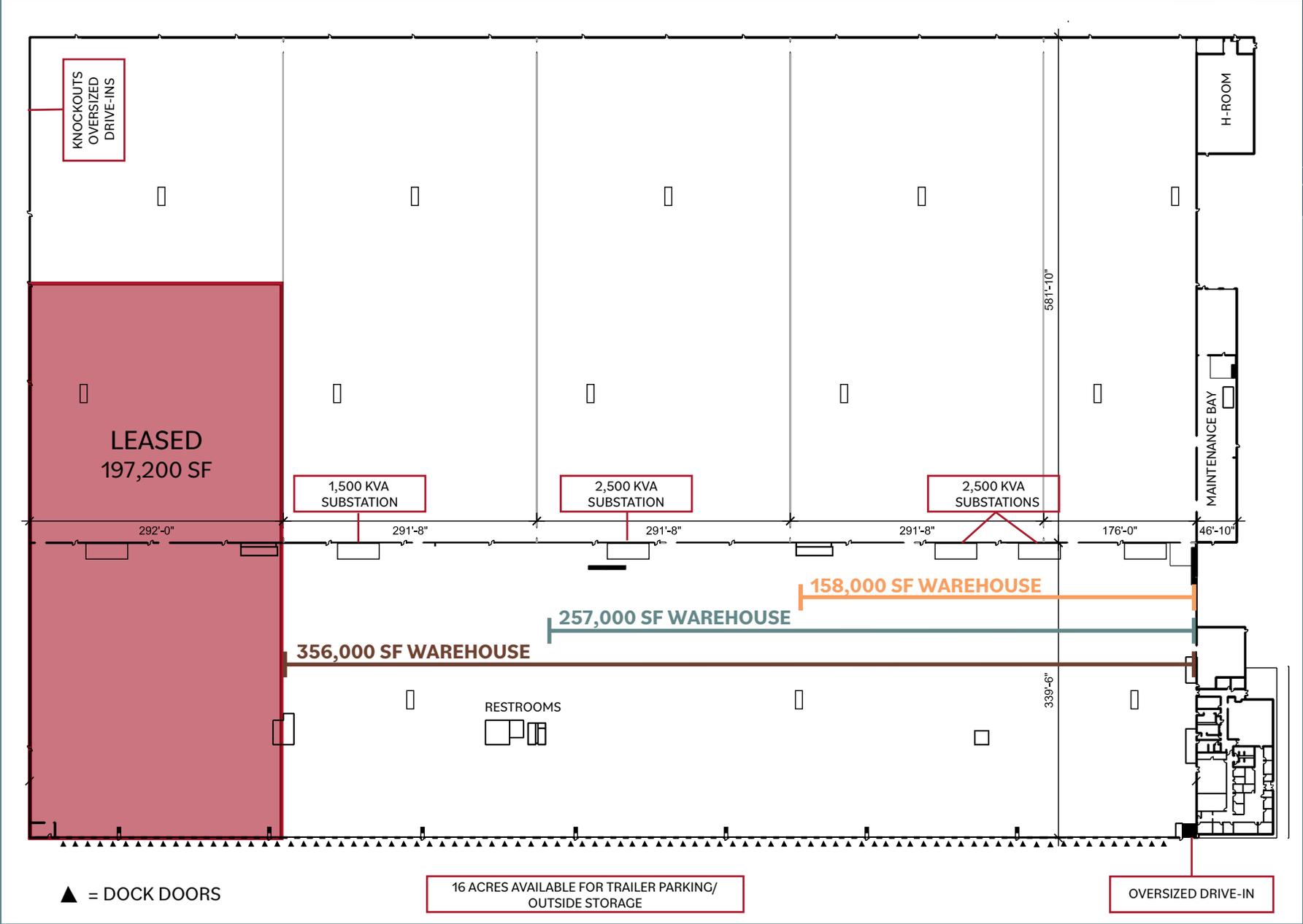


BUILDING FLOOR PLAN

FLEXIBLE DIVISIBILITY



7 ACRES AVAILABLE FOR TRAILER/AUTO PARKING



▲ = DOCK DOORS

16 ACRES AVAILABLE FOR TRAILER PARKING/
OUTSIDE STORAGE

OVERSIZED DRIVE-IN

SITE PLAN



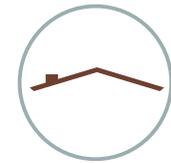
SIGNIFICANT TRAILER AND CAR PARKING STALLS WITH ABILITY TO ADD MORE!



PERIMETER SECURITY FENCING/LIGHTING AND GUARD STATION



RADIANT HEAT ALONG THE SHIPPING/RECEIVING AREA



ROOF REPLACEMENT COMPLETED IN 2020. (20-YEAR WARRANTY WITH ZERO COST PREVENTATIVE MAINTENANCE AGREEMENT IN PLACE THROUGH 2030.)



PROXIMITY TO CORPORATE NEIGHBORS AND RETAIL AMENITIES



76 COMMERCE CENTER

Walmart

FARMERS BUSINESS NETWORK

Outrider

GREAT PLAINS Moving and Storage since 1896

VSK ENERGY

STAPLES



BROMLEY INDUSTRIAL PARK

FUTURE MIXED-USE RESIDENTIAL WITH RETAIL

ADAMS COUNTY CITY OFFICES & COURTHOUSE

BRIGHTON SPORTS COMPLEX

NEARBY RETAIL AMENITIES

Wendy's

DISCOUNT TIRE

GREASE MONKEY Oil Changes & More

KFC

brakes plus

CIRCLE K



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