



# AVAILABLE FOR LEASE

STRONG LOCAL AND NATIONAL DISTRIBUTION  
LOCATION WITH FLEXIBLE DIVISIBILITY  
150,000 SF - 505,916 SF AVAILABLE

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



18875 EAST BROMLEY LANE  
BRIGHTON, CO 80601





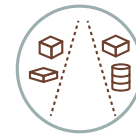
# MILE HIGH MANUFACTURING CENTER



FLEXIBLE  
DIVISIBILITY



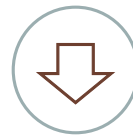
456 TRAILERS  
STALLS AVAILABLE



27 ACRES  
FOR TRAILER PARKING  
OR OUTDOOR STORAGE



IDEAL  
MANUFACTURING/  
WAREHOUSE  
DISTRIBUTION FACILITY



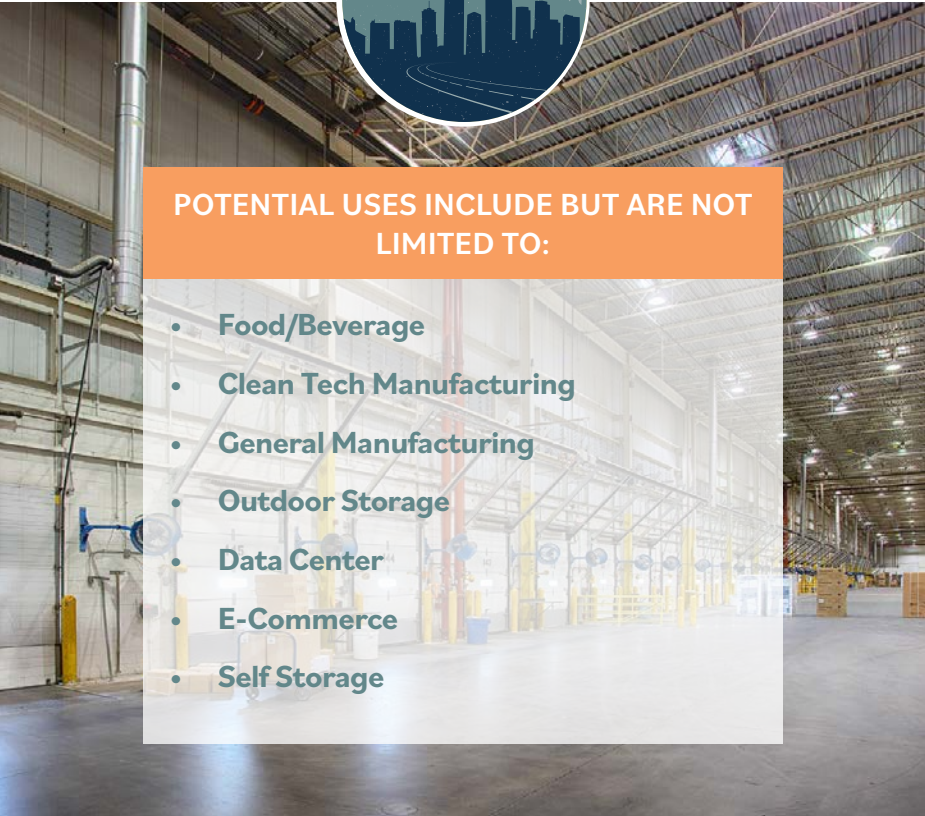
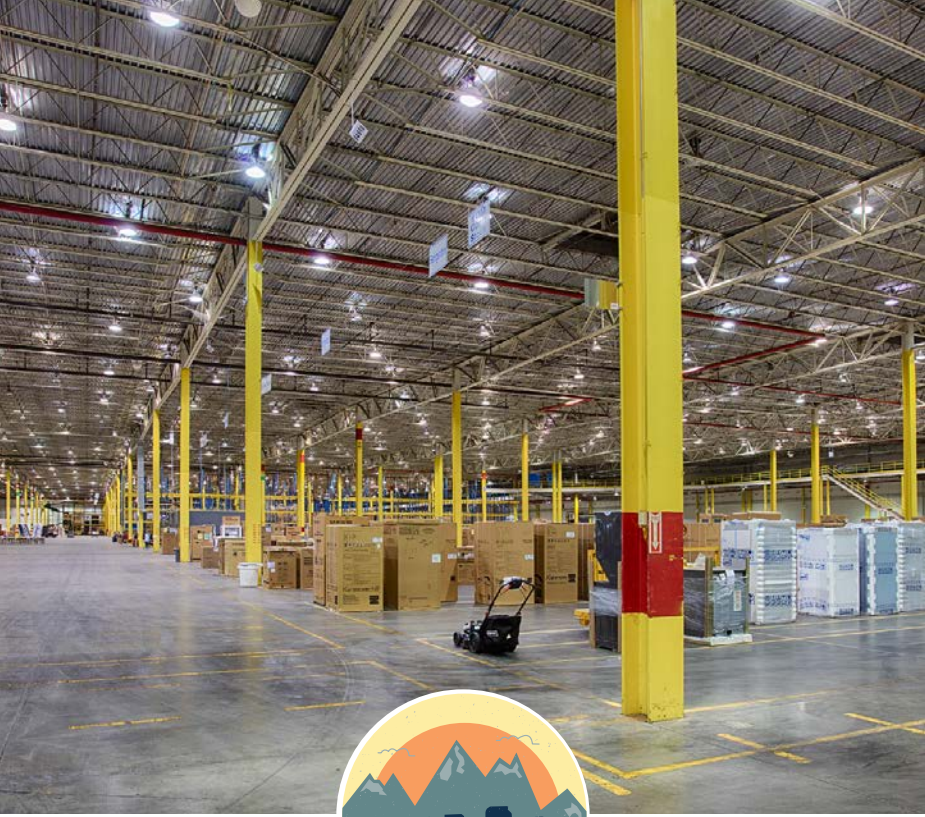
LOWEST  
OPERATING  
EXPENSES IN  
DENVER MSA



32' CLEAR  
HEIGHT



2 INDIVIDUAL 2,500  
KVA SUBSTATIONS  
EACH PROVIDING  
3,000A/480V/3P



**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 CENTER

ADDRESS

**18875 E. Bromley Lane, Brighton, CO 80601**

YEAR BUILT

**1994**

TOTAL AVAILABLE SF

**505,916 SF** Divisible

OFFICE

**To Suit**

SITE SIZE

**103.3 Acres**

CLEAR HEIGHT

**32'**

COLUMN SPACING

**48' x 58'**

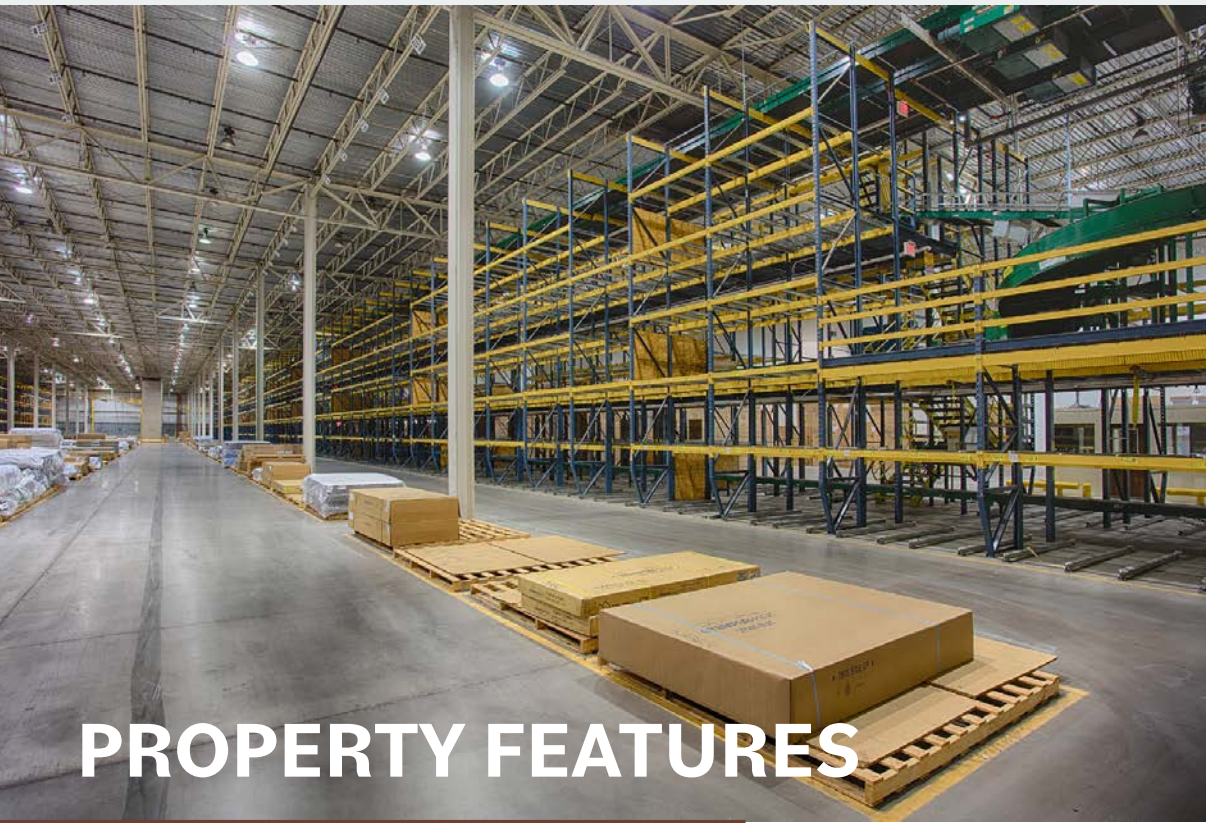
LOADING

**66 Dock High Doors**

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

**3 oversized Drive-In Door Knockouts Available**

Building Size	1,278,455 SF
Power	Two (2) Individual 2,500 KVA substations - each providing 3,000 amps / 480 volt / 3 Phase
Sprinkler System	ESFR (22 acre feet allowance)
Slab Thickness	8 inches
Power Provider	United Power Cooperative
Trailer Parking/ Outside Storage	456 Trailer Stalls
Water	City of Brighton
Sewer	City of Brighton
2023 OPEX	\$1.85/SF
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
- 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

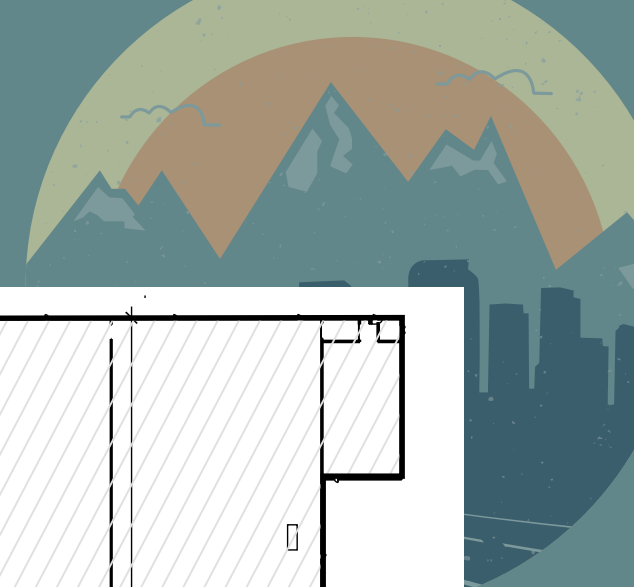


EXCELLENT LOCAL  
AND/OR  
NATIONAL  
DISTRIBUTION  
LOCATION

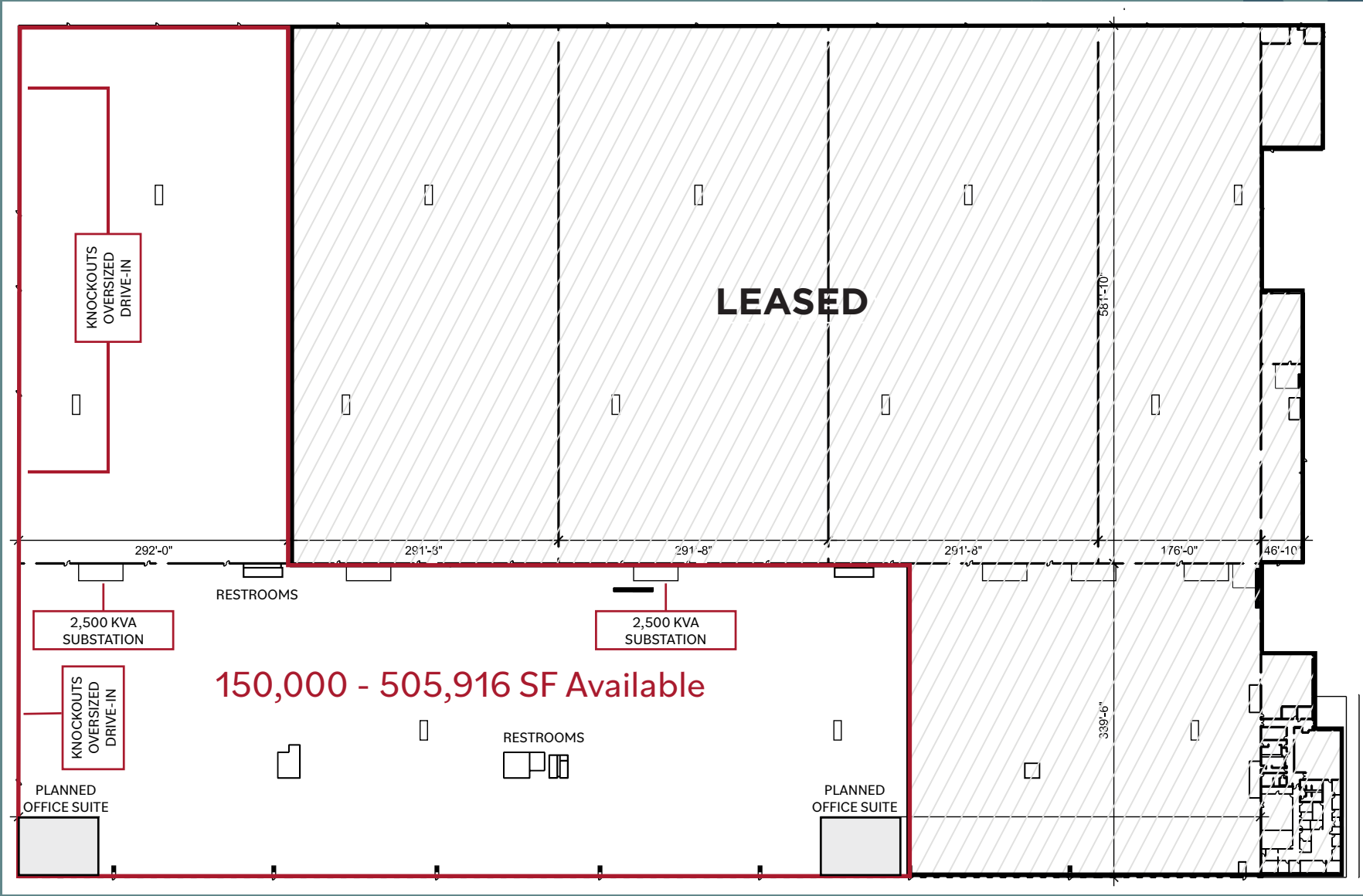


# BUILDING FLOOR PLAN

FLEXIBLE DIVISIBILITY



7 ACRES AVAILABLE FOR TRAILER/AUTO PARKING



20 ACRES AVAILABLE FOR TRAILER PARKING/  
OUTSIDE STORAGE

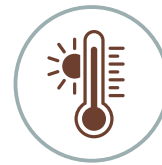
# SITE PLAN



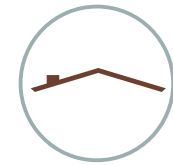
SIGNIFICANT TRAILER AND  
CAR PARKING STALLS  
WITH ABILITY TO ADD  
MORE!



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

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

TOWER ROAD

BROMLEY LANE



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