



HEAVY POWER

20 TRAILER STALLS

36,432 – 85,104 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: 36,432 SF - 85,104 SF

Office: ±2,409 SF office spec suite (under construction)

Loading: 22 Dock High Doors (9' x 10') | 1 Drive-In Door (13' x 14')

Clear Height: 32'

Sprinklers: ESFR

Warehouse Lighting: LED

Power: 2,800 Amps, 480 volt, 3-phase

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

Building Depth: 232'

Zoning: I-1

Auto Parking: 74 Stalls

Trailer Parking: 20 Stalls

Truck Court: 180'

Operating Expenses: \$3.88/SF for 2025

CONTACT INFORMATION

JOE KRAHN

Director

+1 303 312 4231

joe.krahn@cushwake.com

MATT TRONE, SIOR

Executive Director

+1 303 813 6426

matthew.trone@cushwake.com

1401 Lawrence Street, Suite 1100

Denver, CO 80202

+1 303 292 3700

cushmanwakefield.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



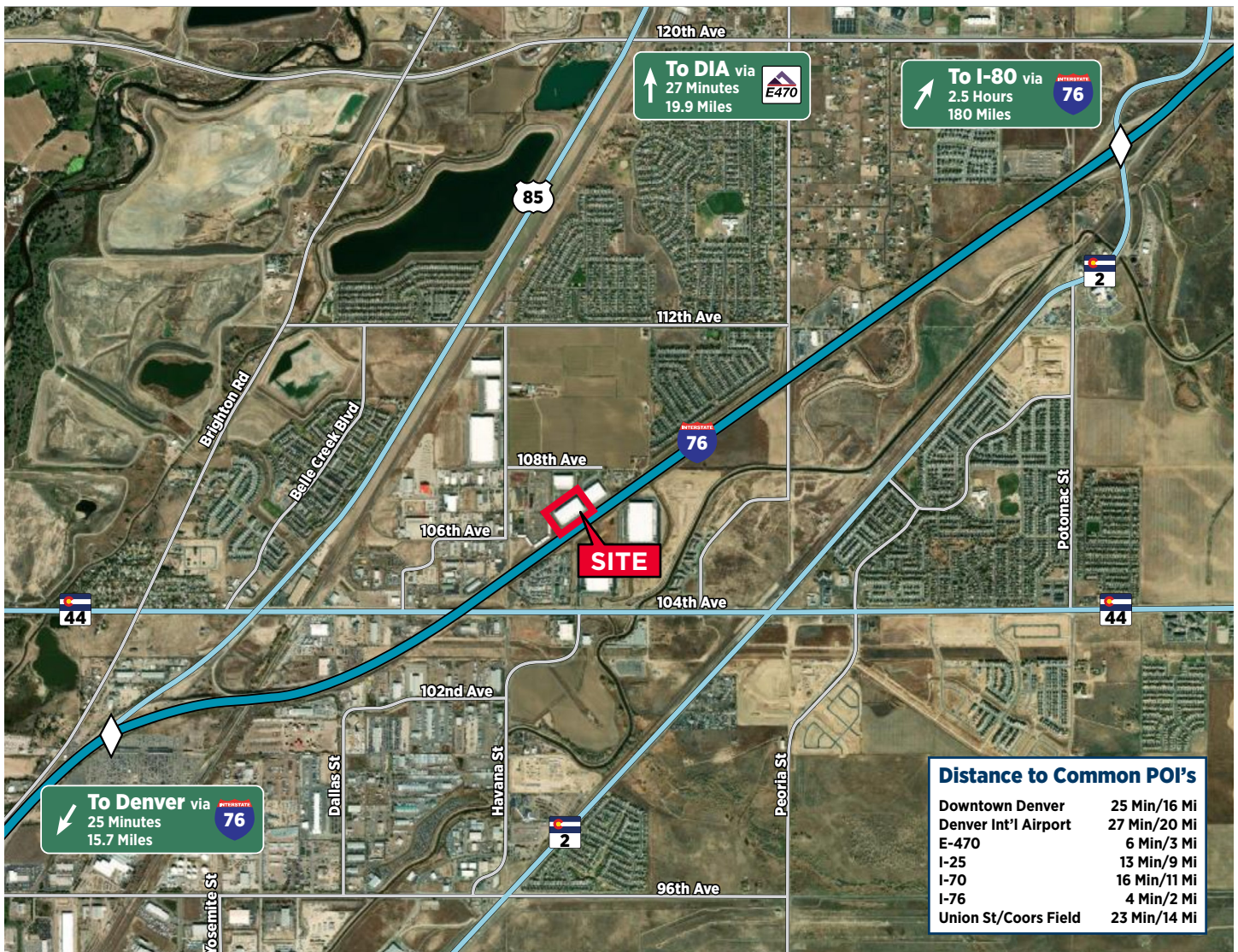
PARK 76 DISTRIBUTION CENTER

10818 E 108TH AVENUE
COMMERCE CITY, CO 80601

BUILDING 2



AERIAL/LOCATION MAP





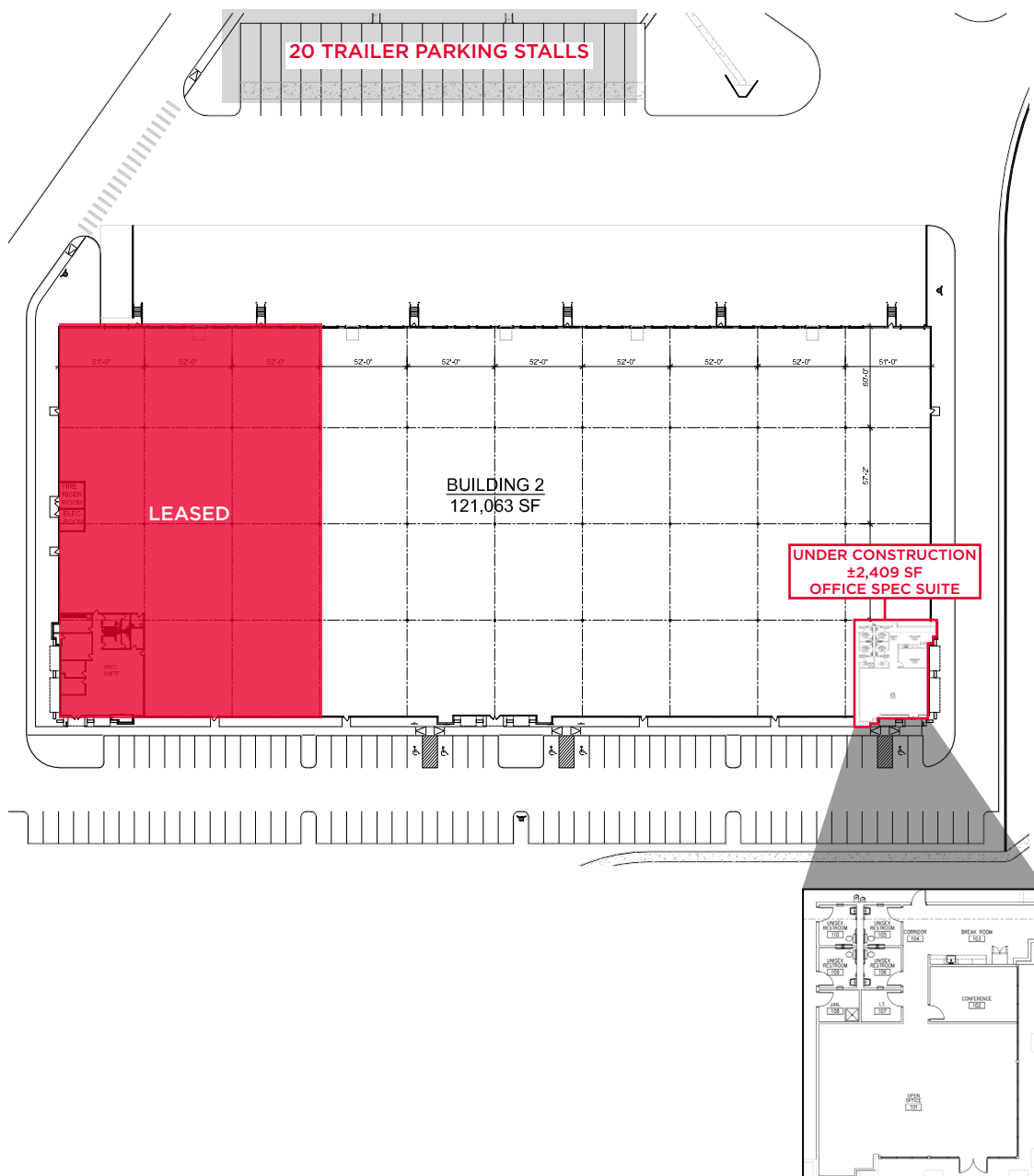
PARK 76 DISTRIBUTION CENTER

10818 E 108TH AVENUE
COMMERCE CITY, CO 80601

BUILDING 2



BUILDING SITE PLAN





PARK 76 DISTRIBUTION CENTER

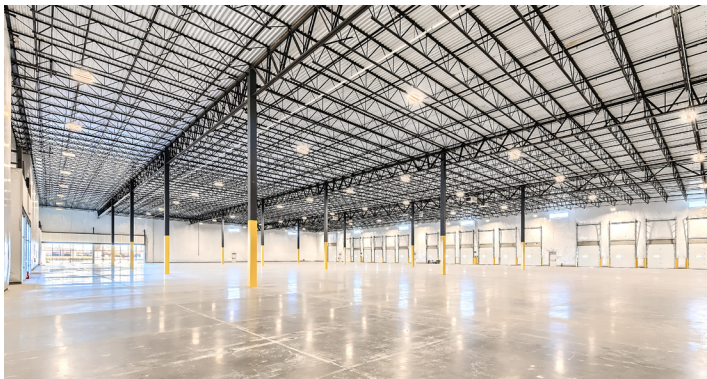
10818 E 108TH AVENUE

COMMERCE CITY, CO 80601

BUILDING 2



PROPERTY PHOTOS



CONTACT INFORMATION

JOE KRAHN

Director

+1 303 312 4231

joe.krahn@cushwake.com

MATT TRONE, SIOR

Executive Director

+1 303 813 6426

matthew.trone@cushwake.com

1401 Lawrence Street, Suite 1100

Denver, CO 80202

+1 303 292 3700

cushmanwakefield.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.