

22600 E. I-76 FRONTAGE ROAD

**New Discounted Rate:
\$4.00/RSF (NNN)**

◇ **Occupancy: 30 days**

◇ **Term: Through May 2026**

**15,000-60,000 RSF
INDUSTRIAL SUBLEASE AVAILABLE**



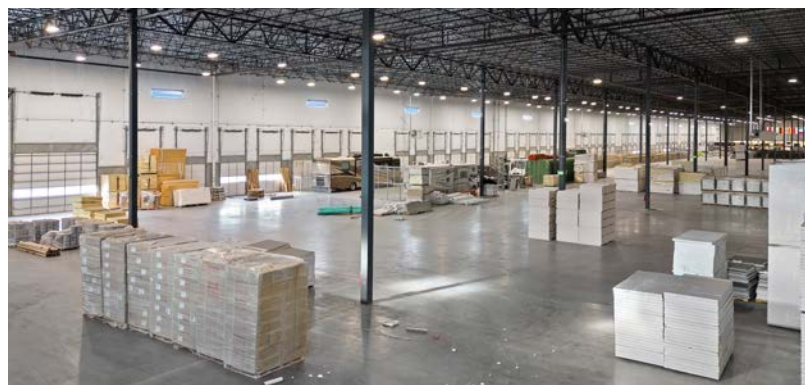
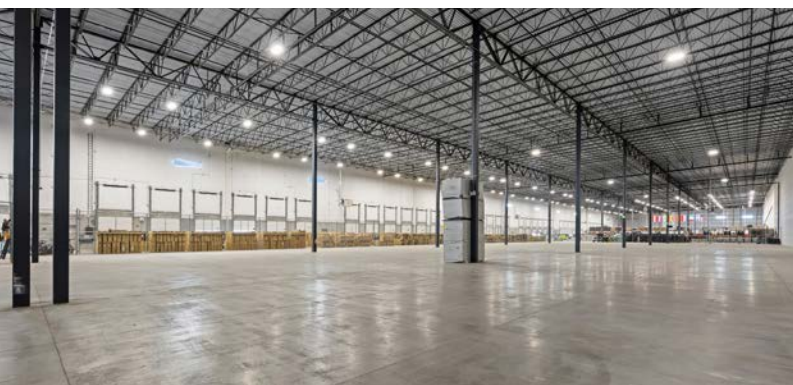
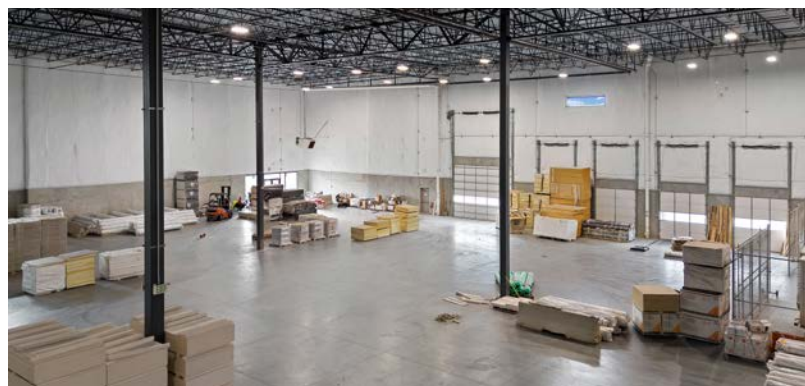
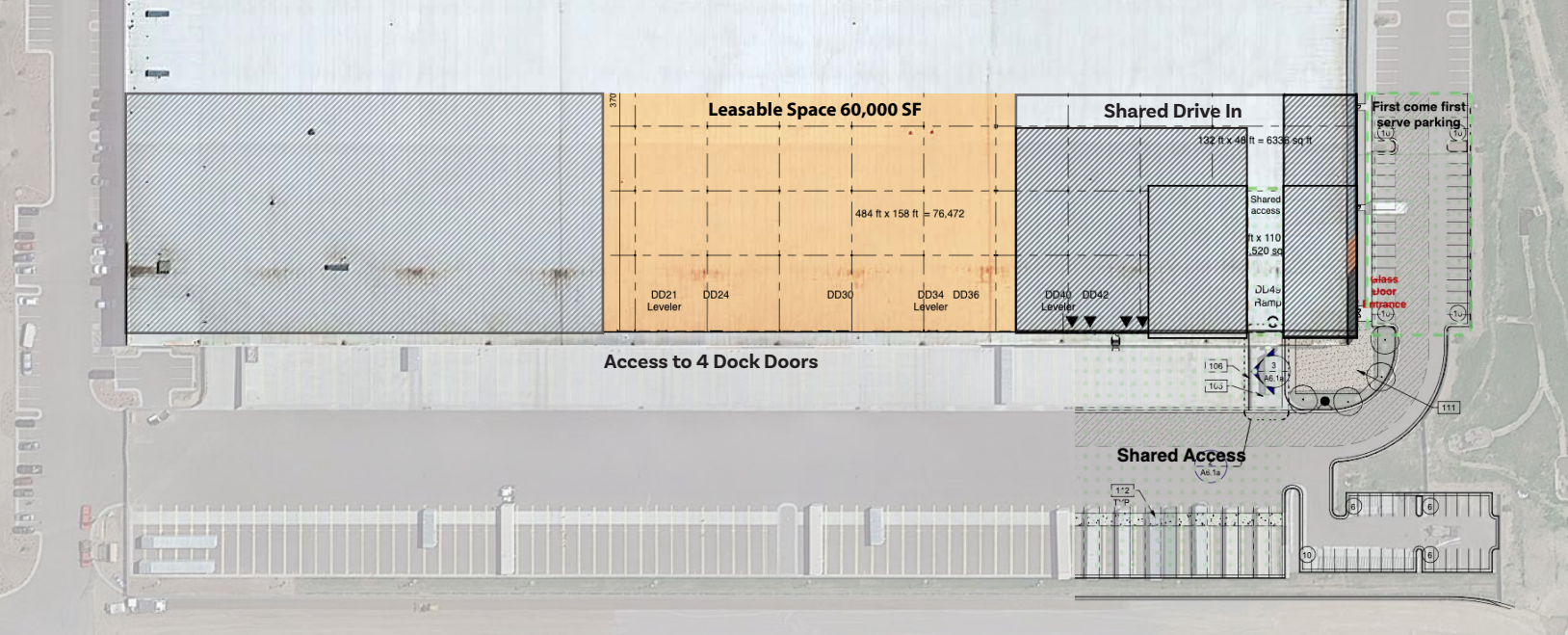
**22600 E I-76 FRONTAGE RD.
SUITE 250 | BRIGHTON, CO 80603**

BUILDING HIGHLIGHTS

- Instant Access to I-76 via 168th Ave. in Brighton, CO
- Ready for immediate occupancy
- Heated/Secured Space
- Negotiable Rate

BUILDING DETAILS

Loading	Four (4) dock-high doors (9' x 10')
	One (1) Drive-In door (12'x14')
Clear Height	36'
Truck Court	135'
Column Spacing	50' x 52' with 60' Speed Bay
Operating Expenses	\$6.46 (2025)
Rate	\$4.00/RSF (NNN)
Use	Industrial
Suite	1st Floor
Type	Sublet
SF Available	15,000-60,000 RSF
Occupancy	30 Days
Term	Through May 2026



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