



121,063 SF FOR LEASE



PARK 76 DISTRIBUTION CENTER

10818 E 108TH AVENUE
COMMERCE CITY, CO 80601

BUILDING 2

PROPERTY FEATURES

- Building Size:** 121,063 SF
- Divisible:** 40,300 SF
- Office:** 3,108 SF
- Loading:** 29 Dock High Doors | 2 Drive-In Doors
- Clear Height:** 32'
- Sprinklers:** ESFR
- Warehouse Lighting:** LED
- Power:** 3,000 Amps, 480 volt, 3-phase
- Column Spacing:** 51'8" x 58' with 60' speed bay
- Building Depth:** 232'
- Zoning:** I-1
- Auto Parking:** 105 Stalls
- Trailer Parking:** 20 Stalls
- Truck Court:** 180'
- Operating Expenses:** \$4.29/SF (2024)



CONTACT INFORMATION

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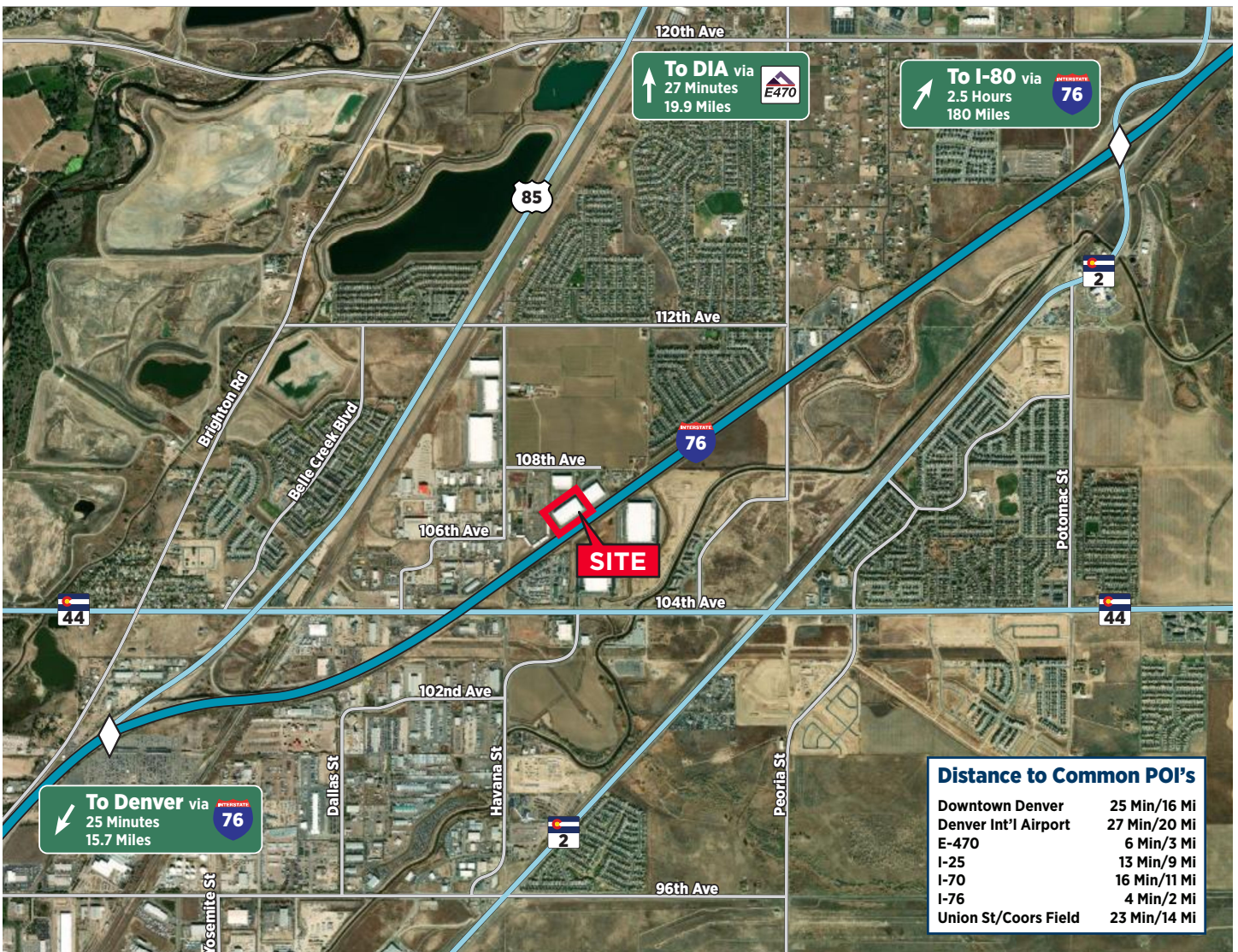
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AERIAL/LOCATION MAP



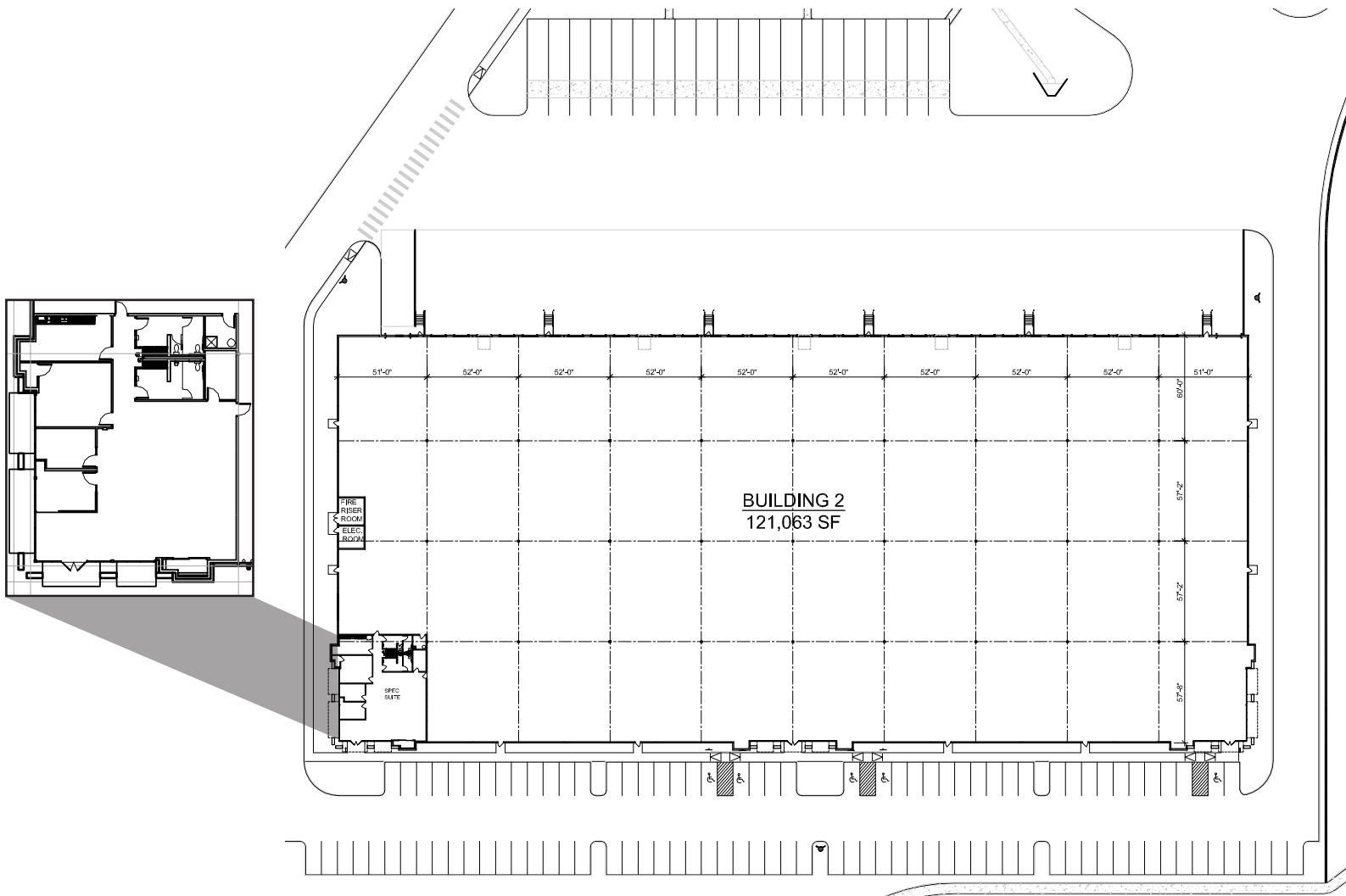
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BUILDING SITE PLAN





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