



LOVETT
INDUSTRIAL

CONSTRUCTION COMPLETE!



6196 EAST BRIDGE STREET
BRIGHTON CO 80603

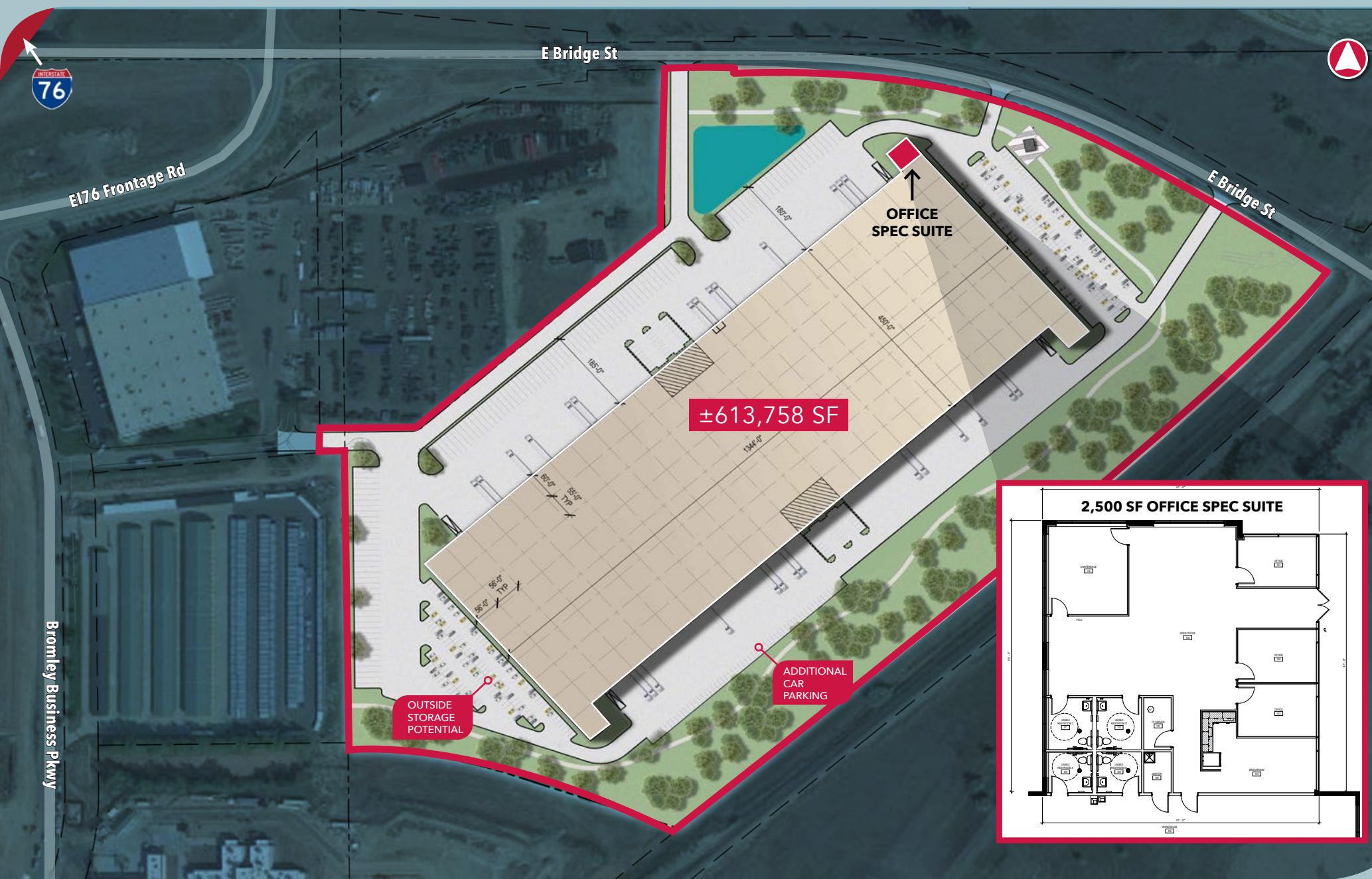


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TOUR VIDEO



EXISTING SITE PLAN

6196 EAST BRIDGE STREET
BRIGHTON CO 80603



Existing Option

Car Parks: 389 Spaces | Trailer Parks: 121 Stalls



SITE PLAN WITH EXTRA TRAILER STALLS

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Alternate Option

Car Parks: 329 Spaces | Trailer Parks: 164 Stalls

PROJECT FEATURES

Lovett 76 Logistics Center is located at 6196 East Bridge Street in Brighton, Colorado, directly off I-76 in North Metro Denver. With quick access North and South along 76, the building is suitable for manufacturing, medical, pharma, food grade/cold storage, and distribution uses. I-76 provides faster connectivity metro wide with access to major trucking corridors in all directions, a better labor pool to draw from and avoids the congestion of I-70. Adjacent companies such as Walmart, Costco and Americold have realized these locational advantages.

The park is surrounded by 10 of Colorado's top 15 fastest growing cities and City of Brighton continues to see population growth in excess of 20% per year. In addition, Adams County has the lowest average home prices in the entire front range.

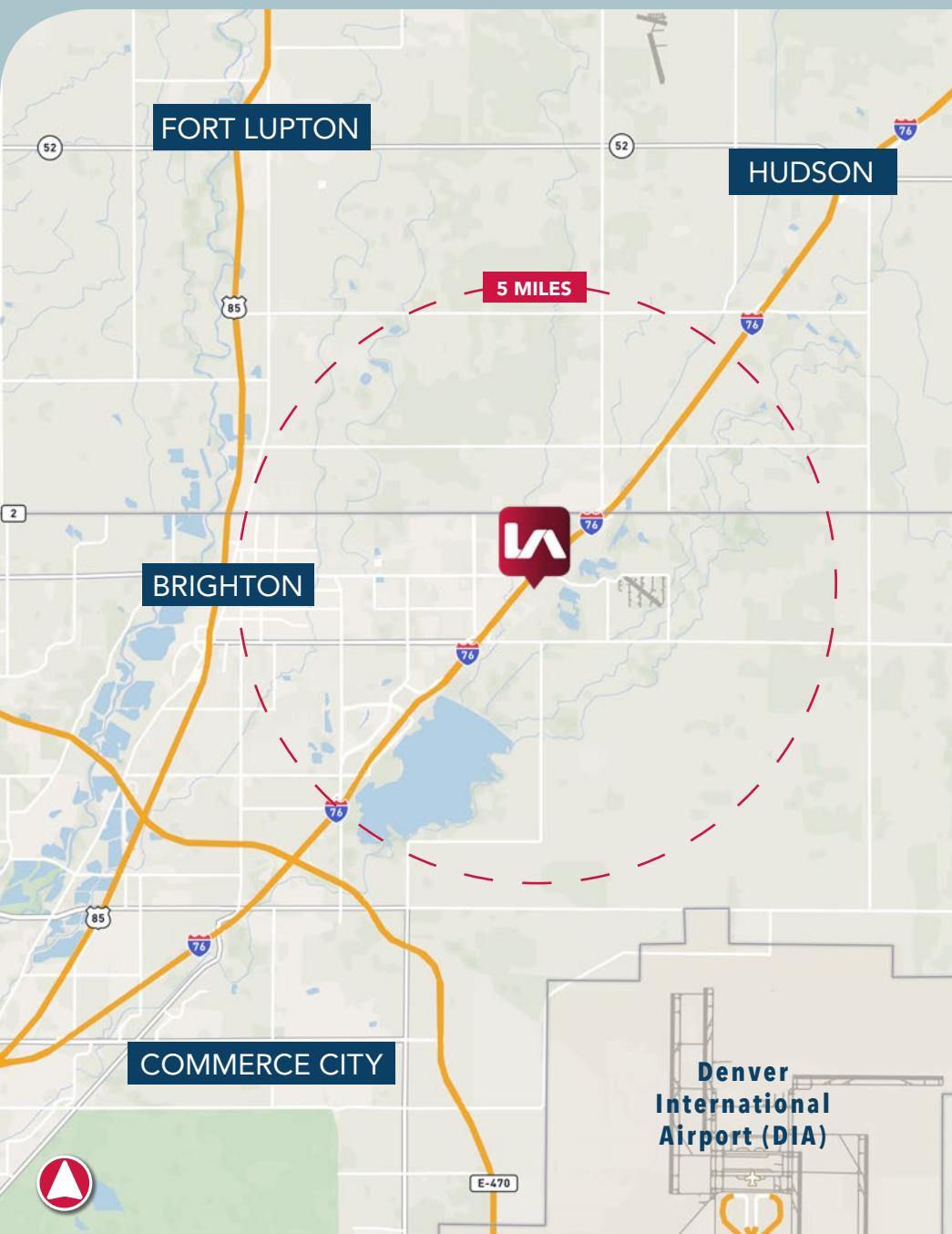


BUILDING ATTRIBUTES

BUILDING	613,758 SF (divisible)
SITE	41.8 Acres
EXTRA LAND SITE	9.5 Acres (260 trailer stalls)
VAN/CAR PARKING	459 Spaces (existing option) 329 Spaces (alternate option)
TRAILER PARKING	121 Spaces (existing option) 218 Spaces (alternate option)
OUTSIDE STORAGE	Allowed/fenced trailer parking
POWER	4,000 Amps, 480V, 3 Phase
TRUCK COURT DEPTH	130' & 185'
ZONING	PUD (Industrial)
LOADING	143 Dock-high doors 4 Drive-in doors
PRICING	To Quote

CLASS A SPECIFICATIONS

- ESFR Sprinkler
- 36' Clear Height
- 55' x 56' Column Spacing (60' Speed Bay)



BRIGHTON, COLORADO HIGHLIGHTS

42,885

POPULATION

51,401

5-YEAR PROJECTED
POPULATION GROWTH

\$84,610

MEDIAN INCOME

36

MEDIAN AGE IN
BRIGHTON

2023 DEMOGRAPHICS (5 miles radius)

POPULATION	49,651
HOUSEHOLDS	16,379
BACHELOR DEGREE OR HIGHER	14% of Population
AVG. HOUSEHOLD INCOME	\$99,978







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