

**22600 E I-76**  
**BRIGHTON, CO 80603**

**IMMEDIATE  
ACCESS TO I-76**

**277/480 VOLTS  
3,000 AMPS  
3-PHASE**



Space Available:

**70,727 SF**

Sublease Base Rate:

**\$6.28/SF NNN**

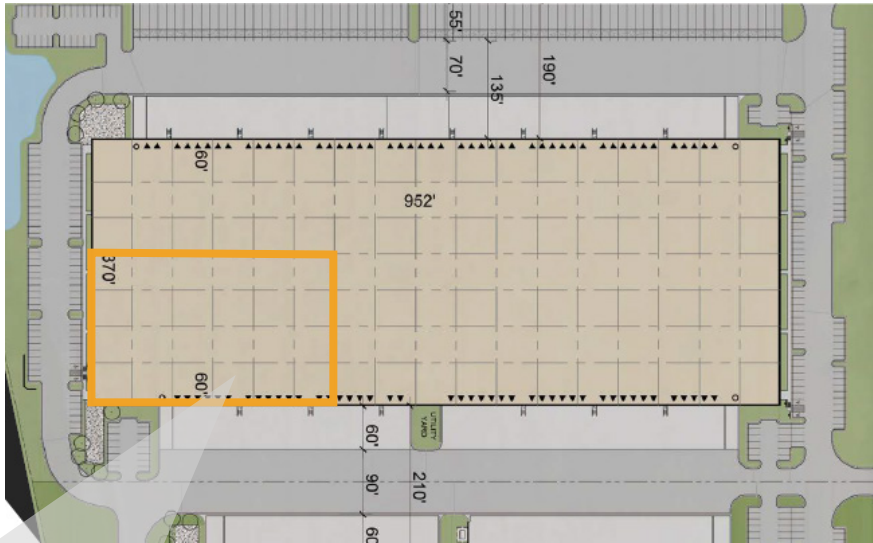
*CLASS A INDUSTRIAL/DISTRIBUTION FACILITY FOR SUBLEASE — EASY I-76 ACCESS*

- Exceptional sublease opportunity offering a spacious and versatile industrial/distribution facility with prime freeway access and modern amenities
- (14) 9'x10' dock high doors and (1) 12'x14' OH drive-in door
- Modern office suite included with conference room, open work space, kitchenette, and 4 private restrooms
- Clear height: 36'
- Power: 277/480 volt, 3,000 amps, 3-phase
- Instant access to I-76 via 168th Ave.
- Heated/secured space
- Available for immediate occupancy



# PROPERTY DETAILS

Square Footage	70,727
Loading	14 dock high doors 3 with levelers 1 overhead drive-in door
Clear Height	36'
Electric Capacity	277/480 volts 3,000 amps 3-phase
Sprinkler System	ESFR
Column Spacing	50' X 52' typical with 60' speed bay
Lease Rate	\$6.28/SF

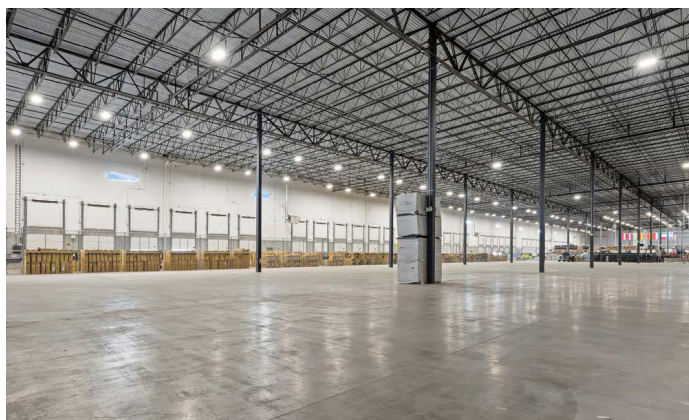


- Dock High Door
- With Leveler
- Drive In Door

# PROPERTY PHOTOS



# PROPERTY PHOTOS



Conference table negotiable

# AREA MAP



LOCATION	DISTANCE
Denver	25 mi.
DIA	19 mi.
Downtown Brighton	5 mi.

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