



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: 35,959 SF

Office: ±3,108 SF (existing) and ±2,409 SF (planned office spec suite)

Loading: 29 Dock High Doors (9' x 10') | 2 Drive-In Doors (13' x 14')

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: \$4.13/SF (2025)



CONTACT INFORMATION

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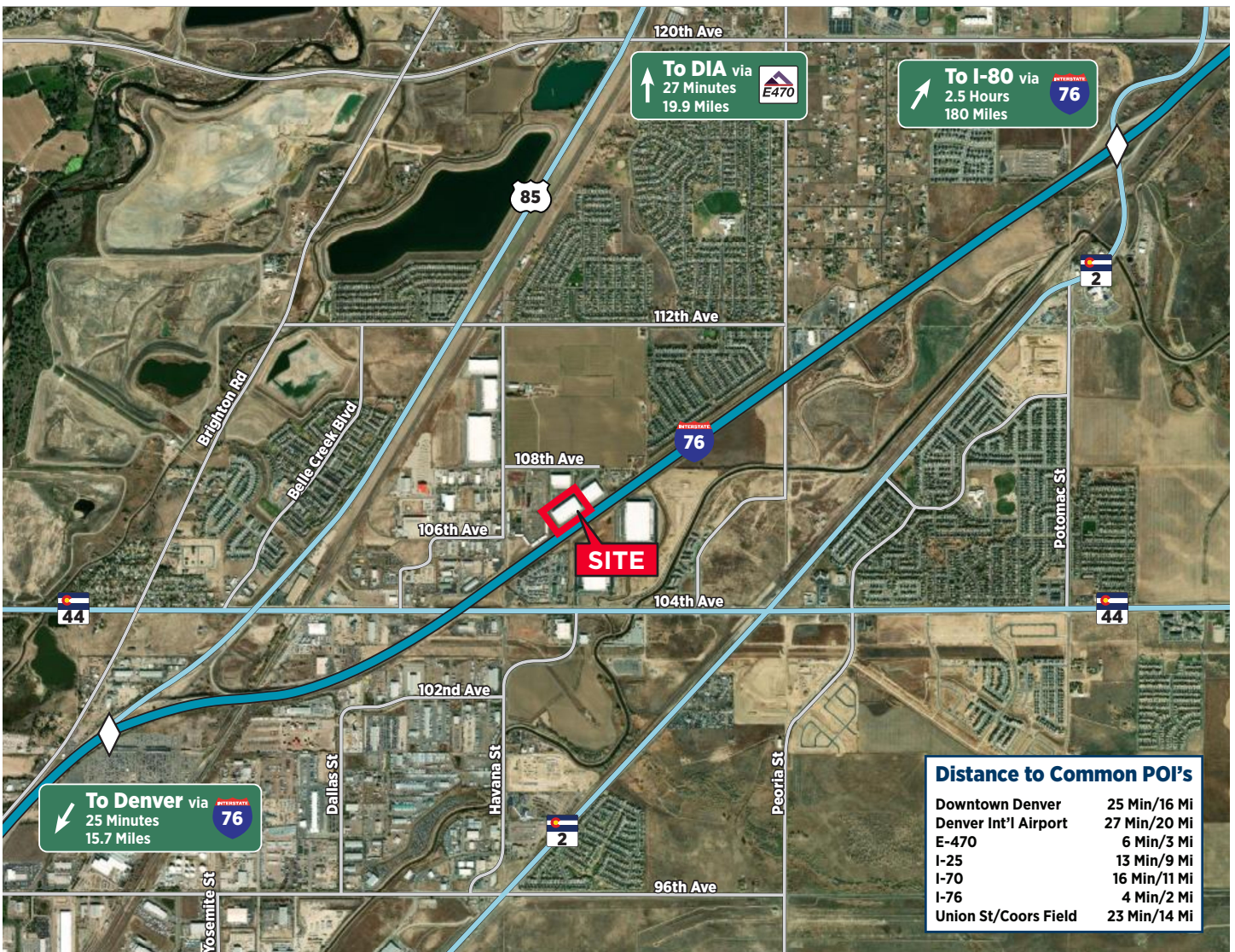
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AERIAL/LOCATION MAP





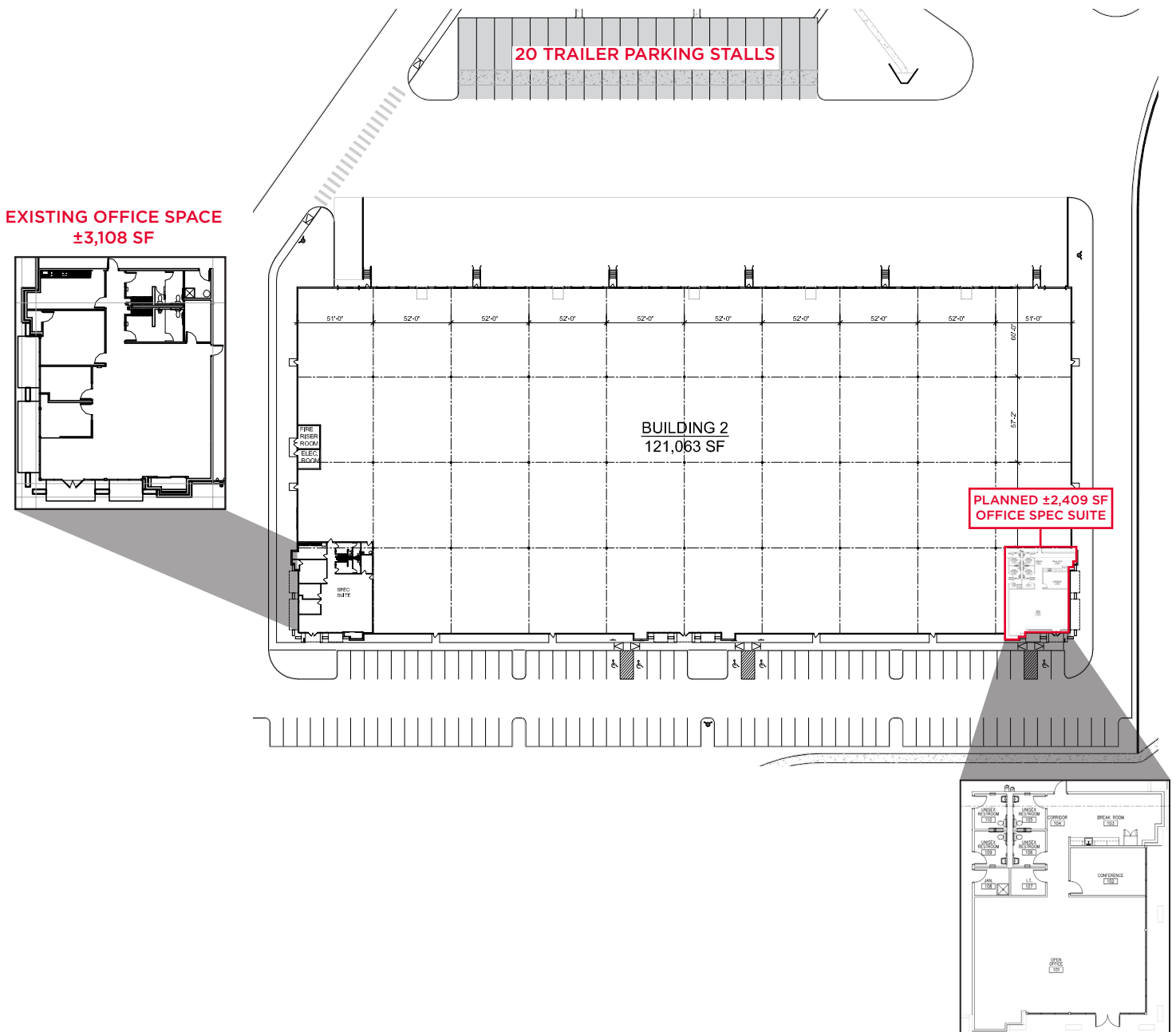
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BUILDING SITE PLAN





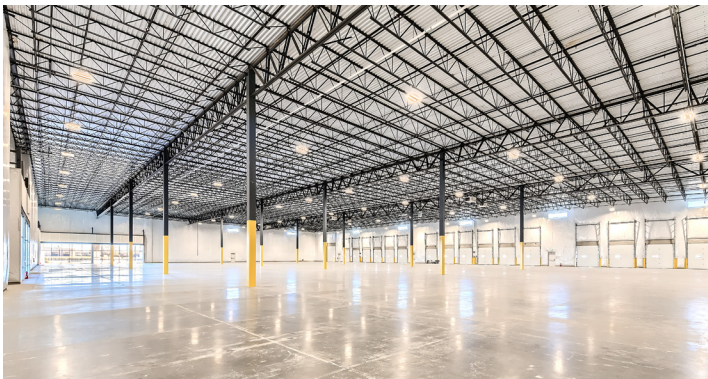
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PROPERTY PHOTOS



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