
FIRST 76

LOGISTICS CENTER

98,730 SF CLASS A INDUSTRIAL
AVAILABLE FOR LEASE



WWW.FIRST76LOGISTICSCENTER.COM

8000 E. 96TH AVENUE, COMMERCE CITY, COLORADO 80604





FLEXIBLE DIVISIBILITY



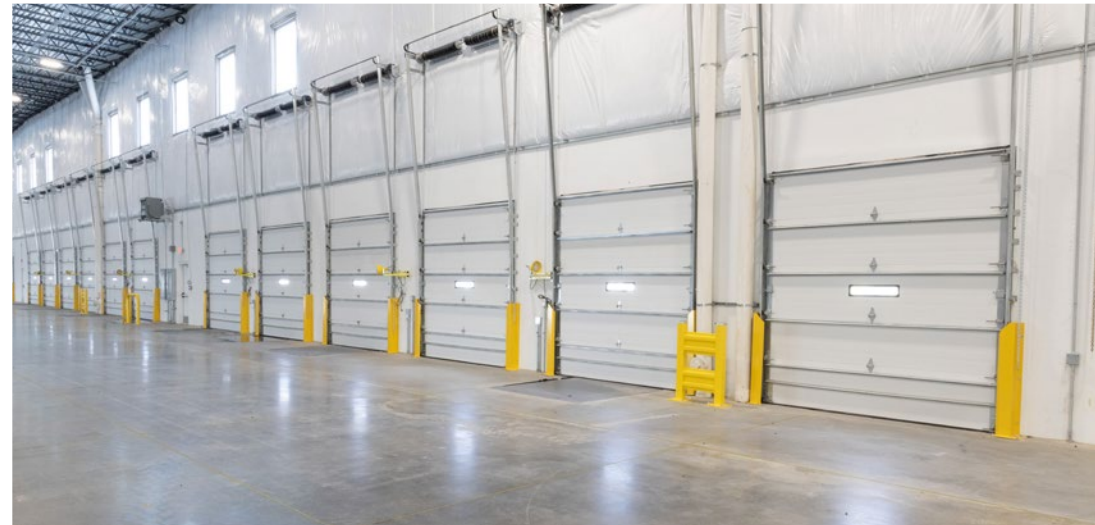
POTENTIAL RAIL ACCESS



HEAVY INDUSTRIAL ZONING
FOR TRAILER PARKING OR
OUTSIDE STORAGE

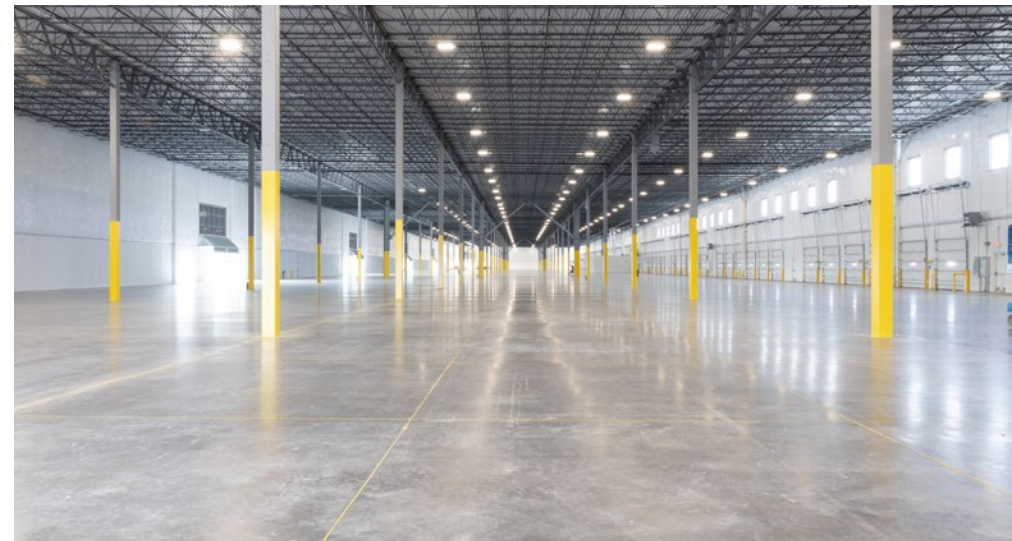


SIGNIFICANT POWER

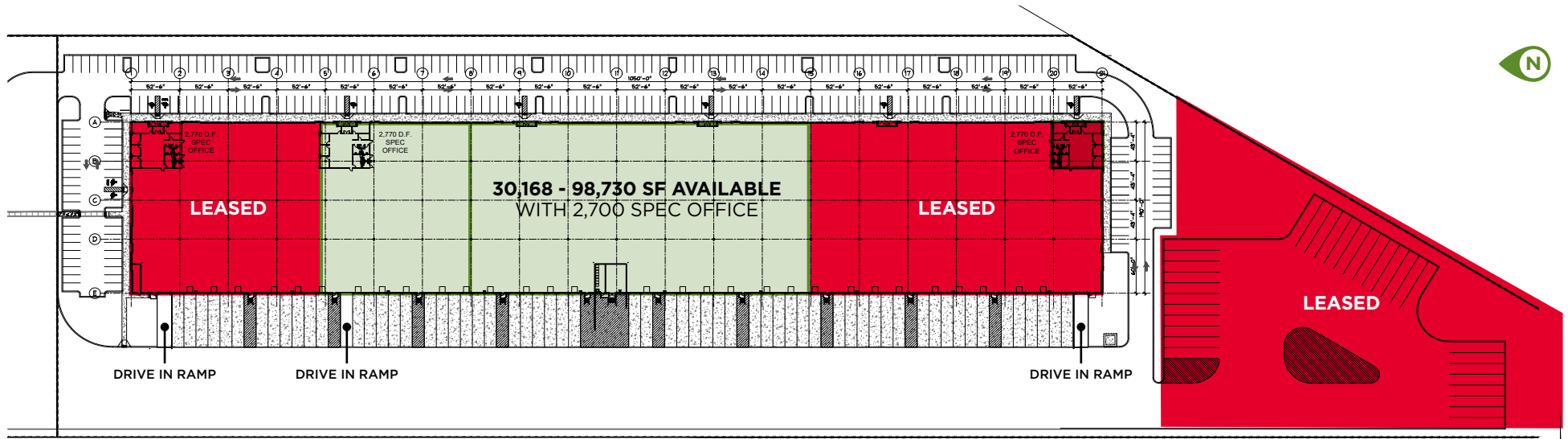


PROPERTY HIGHLIGHTS

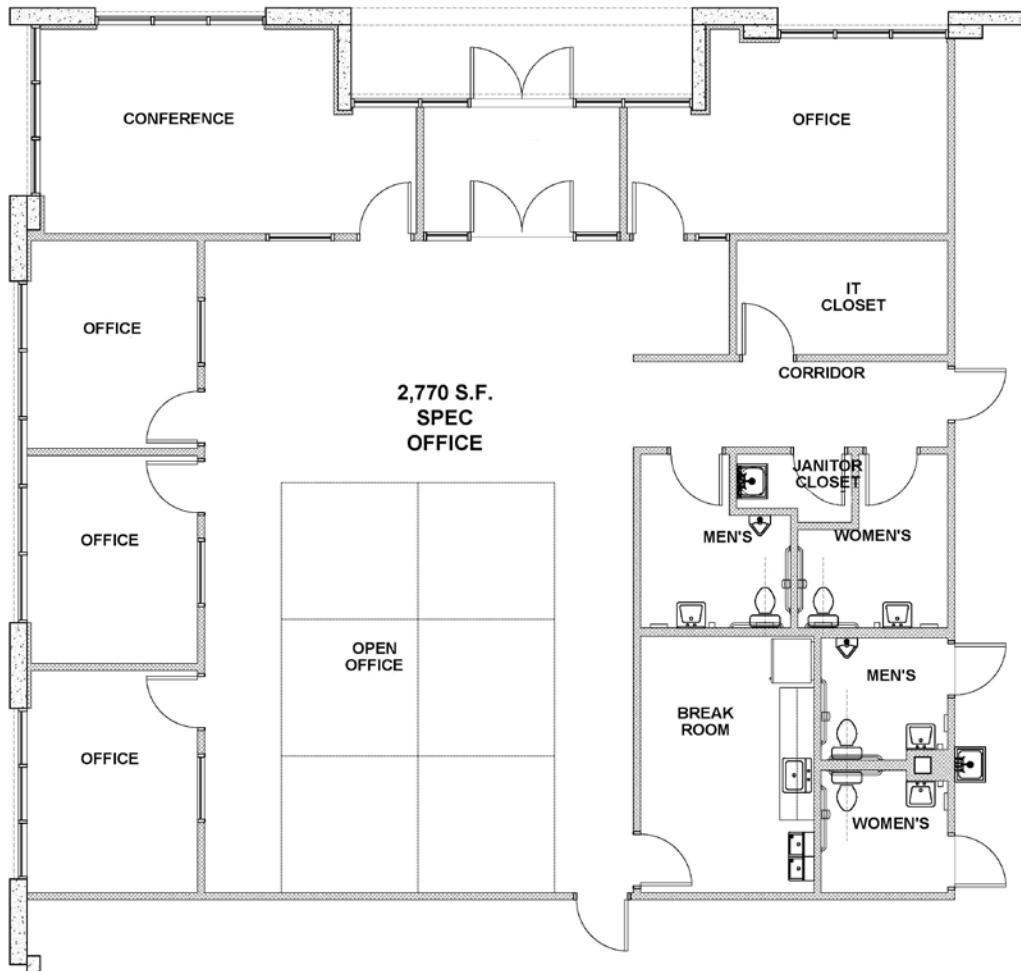
Building Size	199,500 SF
Available Space	98,730 SF (Divisible to \pm 30,000 SF)
Office	One (1) 2,770 SF spec office
Building Depth	190'
Column Spacing	43' 4" x 52' 6" (60' speed bay)
Truck Court	150'
Parking	181 Auto stalls (0.91/1,000)
Zoning	I-3 (Commerce City)
Clear Height	32'
Dock-High Loading	30 Dock-high doors (40,000 lbs pit leveler every other door with dock seals and lights)
Drive-In Loading	One (1) Drive-in ramp
Fire Sprinklers	ESFR
Lighting	LED
Potential Rail	Union Pacific
Power	480V/3-Phase
OPEX	\$3.67/SF (2024)



SITE PLAN



SPEC OFFICE FLOOR PLAN



- 4 Private Offices
- 1 Conference Room
- Break Room
- Dedicated Office Restrooms
- Open Office Area
- IT Room
- Janitor Closet
- 2 Dedicated Warehouse Restrooms

DRIVE TIMES AND ACCESS

DRIVE TIMES & ACCESS		
SOURCE: GOOGLE		
DESTINATION	DRIVE TIMES	NO. MILES
I-76	2 Minutes	.3 Mile
I-25	9 Minutes	7.2 Miles
E-470	12 Minutes	8.6 Miles
I-70	12 Minutes	9.5 Miles
DEN	20 Minutes	14.9 Miles
DOWNTOWN DENVER	15 Minutes	12.2 miles



LOGISTICAL ADVANTAGES

TREMENDOUS ACCESS

TO ALL FREEWAYS: I-76, I-25, E-470, I-270, I-80, HWY 85 & HWY 2

LABOR POOL 244,327

LARGE, EASILY ACCESSIBLE LABOR POOL IN ADAMS & WELD COUNTY



RELIABLE FREIGHT DISTRICT CONNECTIVITY



EASILY AVOID CONGESTED AREAS SUCH AS I-70 & TOLL ROADS



ADAMS COUNTY: TOP 10 FASTEST GROWING COUNTIES IN COLORADO



ADJACENT TO A RAPIDLY EXPANDING LABOR POOL



ADAMS COUNTY: LOWEST WORK FORCE AVERAGE HOME PRICE IN METRO DENVER



ADAMS COUNTY POPULATION: 520,126 HAS PROJECTED GROWTH OF 29,981 OVER NEXT 5 YRS



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TRAILER PARKING/
OUTSIDE STORAGE

MULTIPLE INGRESS/
EGRESS ACCESS POINTS

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