

22600 E I-76 FRONTAGE ROAD BLDG 4

BRIGHTON, CO 80603

60,000 RSF (DIVISIBLE)

WAREHOUSE SUBLEASE | AVAILABLE IMMEDIATELY



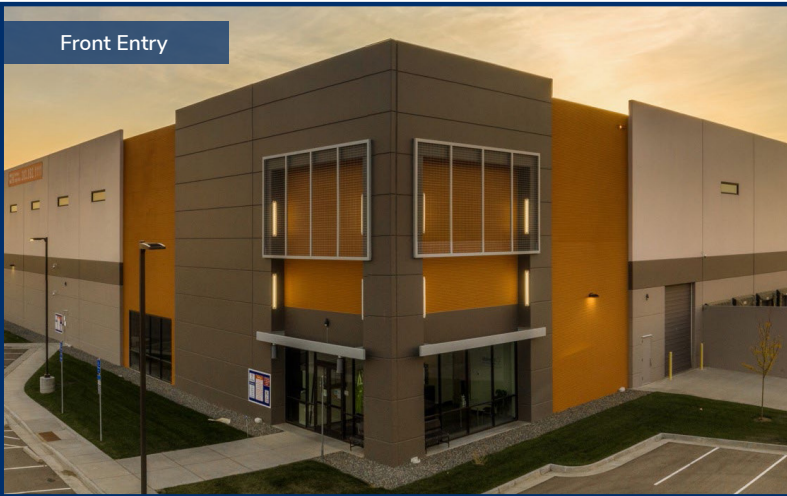
BUILDING SPECIFICATIONS

Building	76 Commerce Center
Address	22600 E I-76 Frontage Road Building 4 Brighton, CO 80603
Available	Immediately
Asking Rate	\$10.50 FSG
Size	60,000 SF (divisible)
Available Through	Month-to-Month / April 1, 2026
Additional Features	<ul style="list-style-type: none">- Full 140,000 SF negotiable, Inclusive of 8,455 SF of office- Shared drive-in & dock door access- Shared bathroom- Ideal for storage users

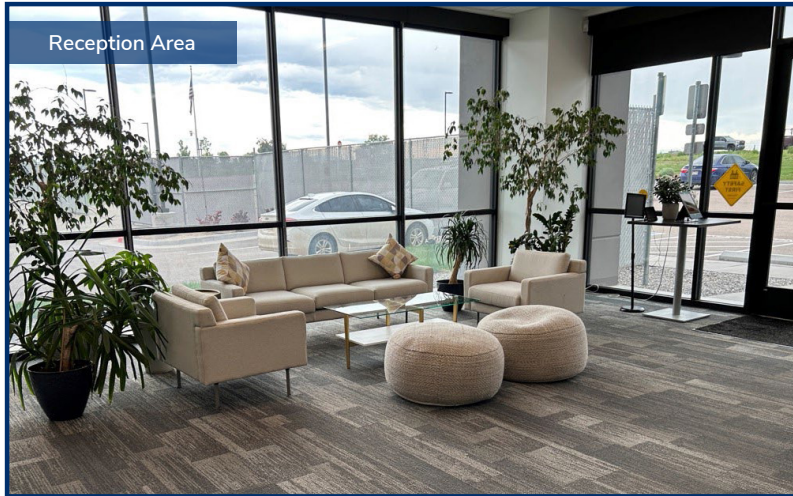
HIGHLIGHTS

- Easy access to I-76 and E470
- 20 Minutes to Denver International Airport
- 30 Minutes to Downtown Denver
- Secured Access
- Dock Doors: 20+ (9'x10')
- Drive In Doors: 1 Shared (12'x14')
- Clear Height: 36'
- Sprinklers: ESFR
- Column Spacing: 50'x52' Typical
- Parking: Dedicated Subtenant Parking

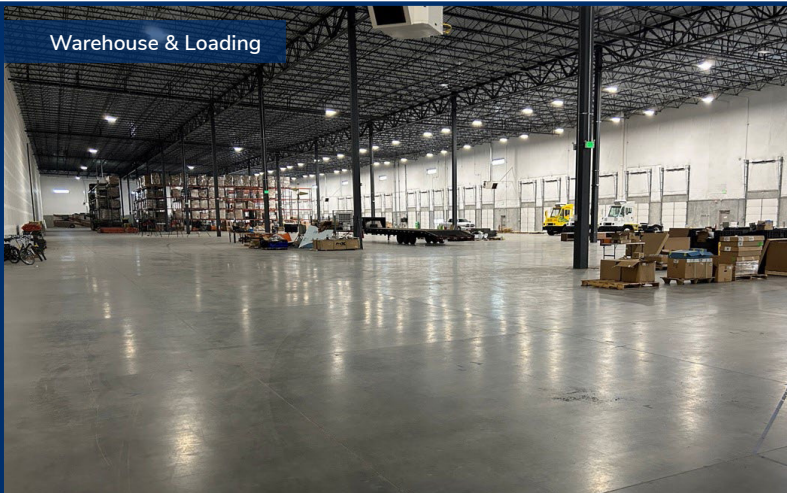
Front Entry



Reception Area



Warehouse & Loading

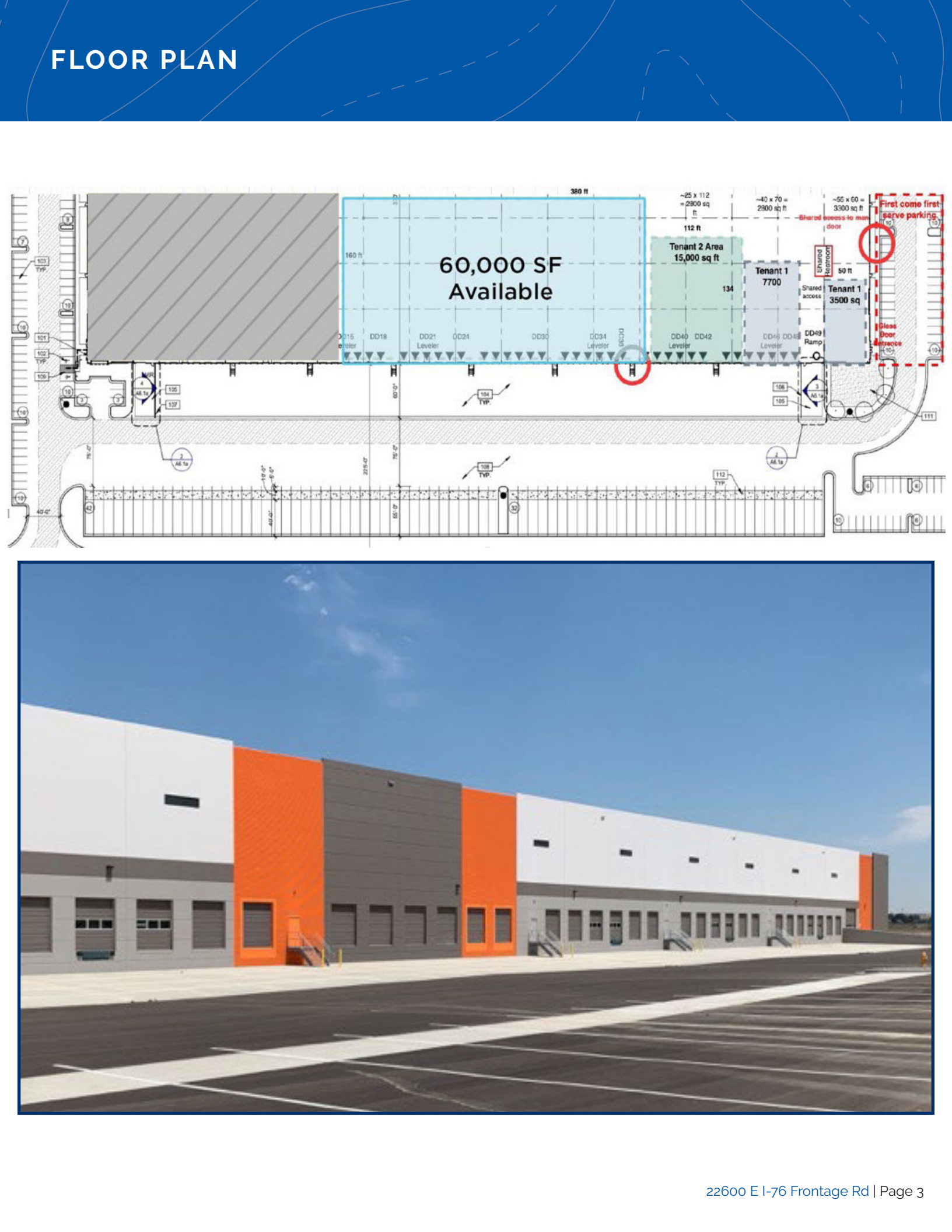
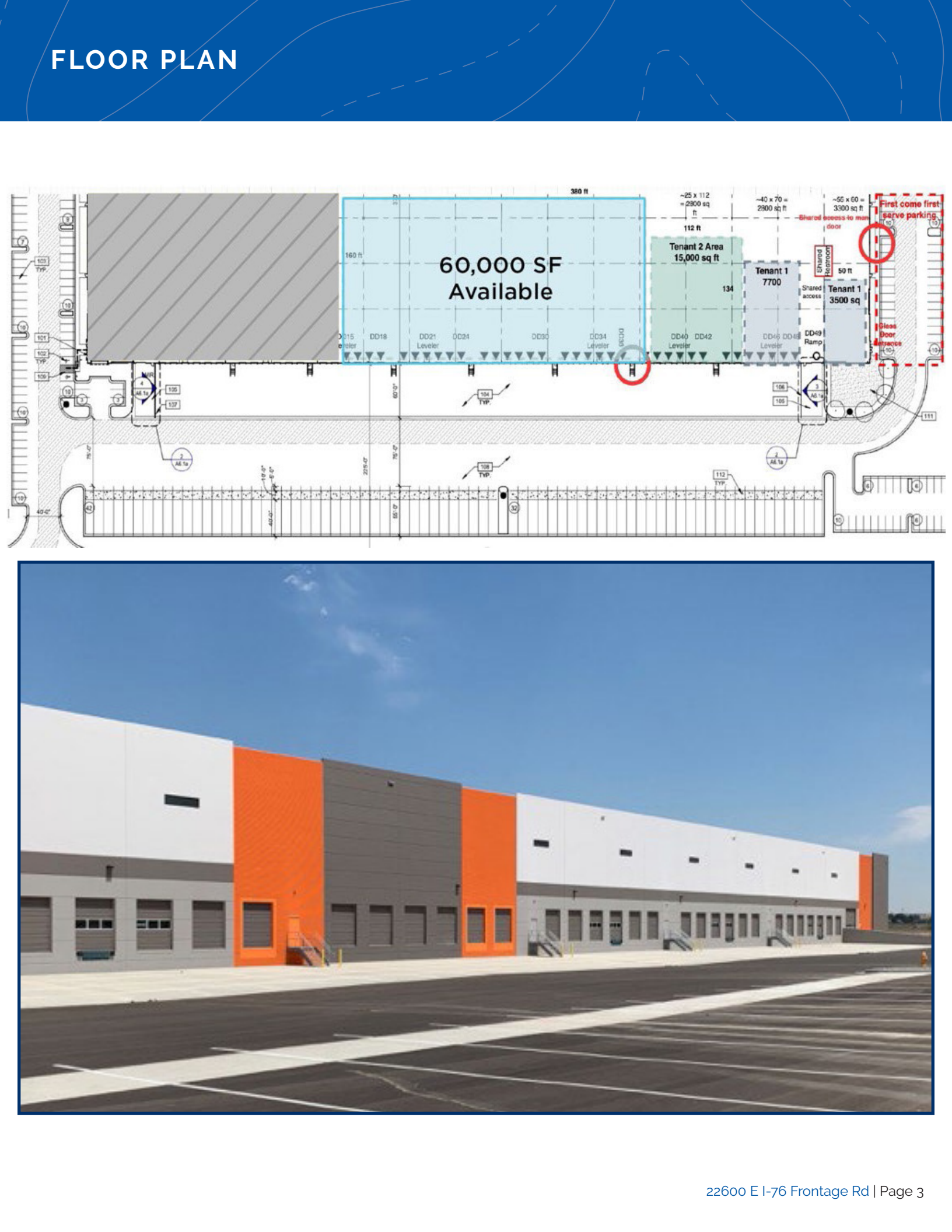


Kitchen

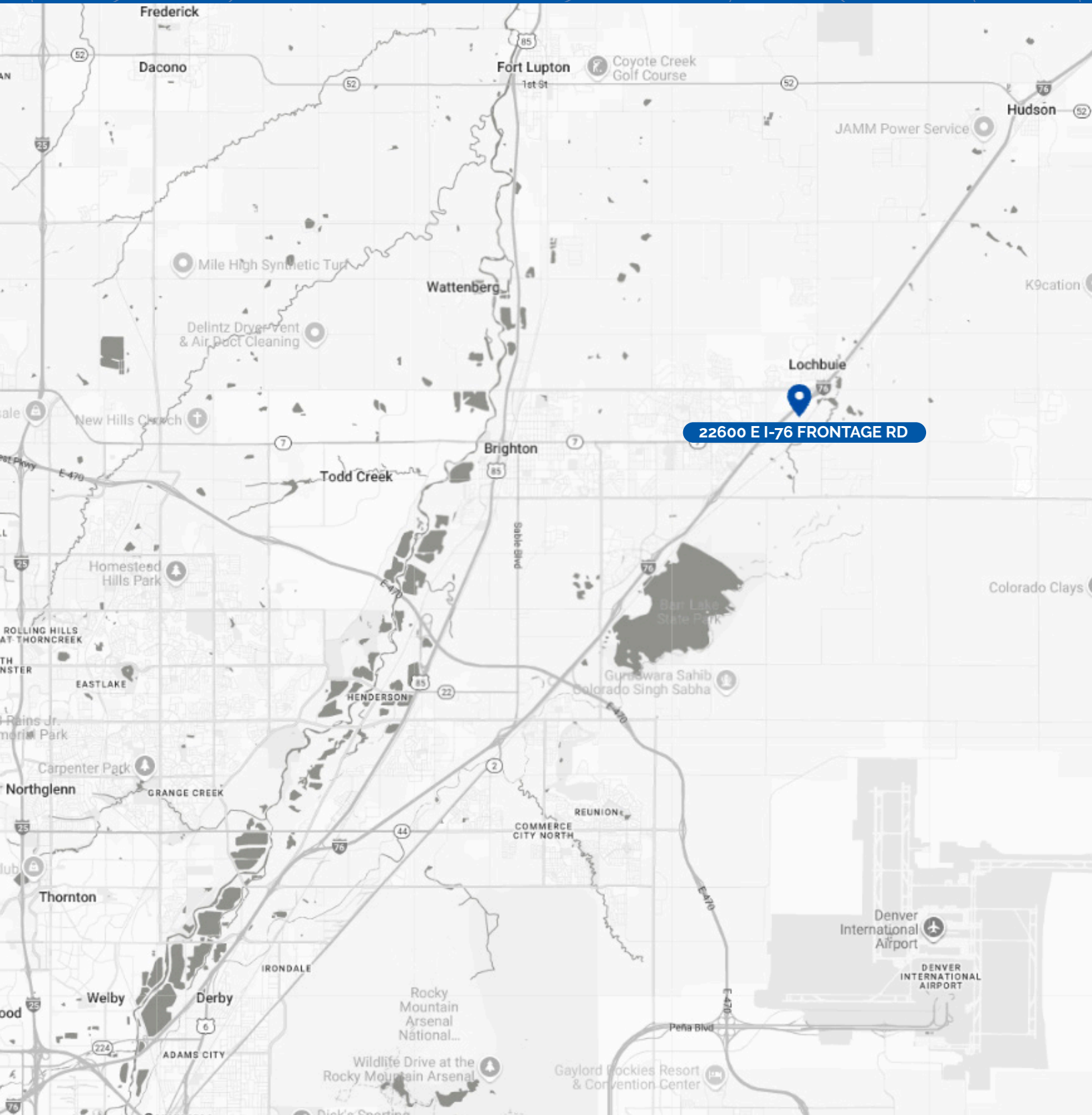


FLOOR PLAN

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MAP



FOR LEASE INFORMATION:

MARC FELDMAN
marc.feldman@streamrealty.com
303.957.5307

BILLY BYRNE
billy.byrne@streamrealty.com
303.957.5311

