

22600 E I-76 FRONTAGE ROAD BLDG 4

BRIGHTON, CO 80603

60,000 RSF (DIVISIBLE)

WAREHOUSE SUBLEASE | AVAILABLE IMMEDIATELY

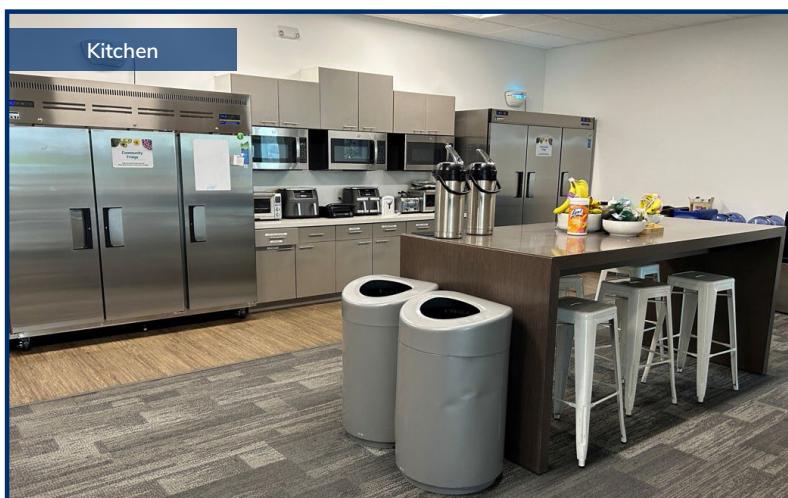
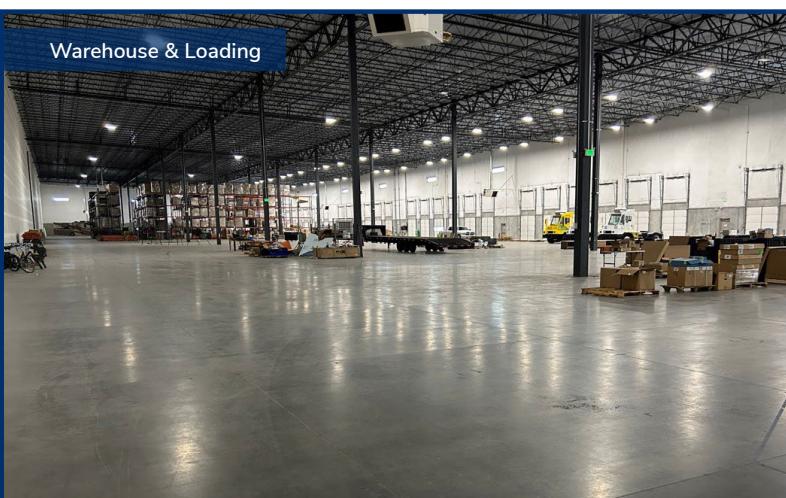


BUILDING SPECIFICATIONS

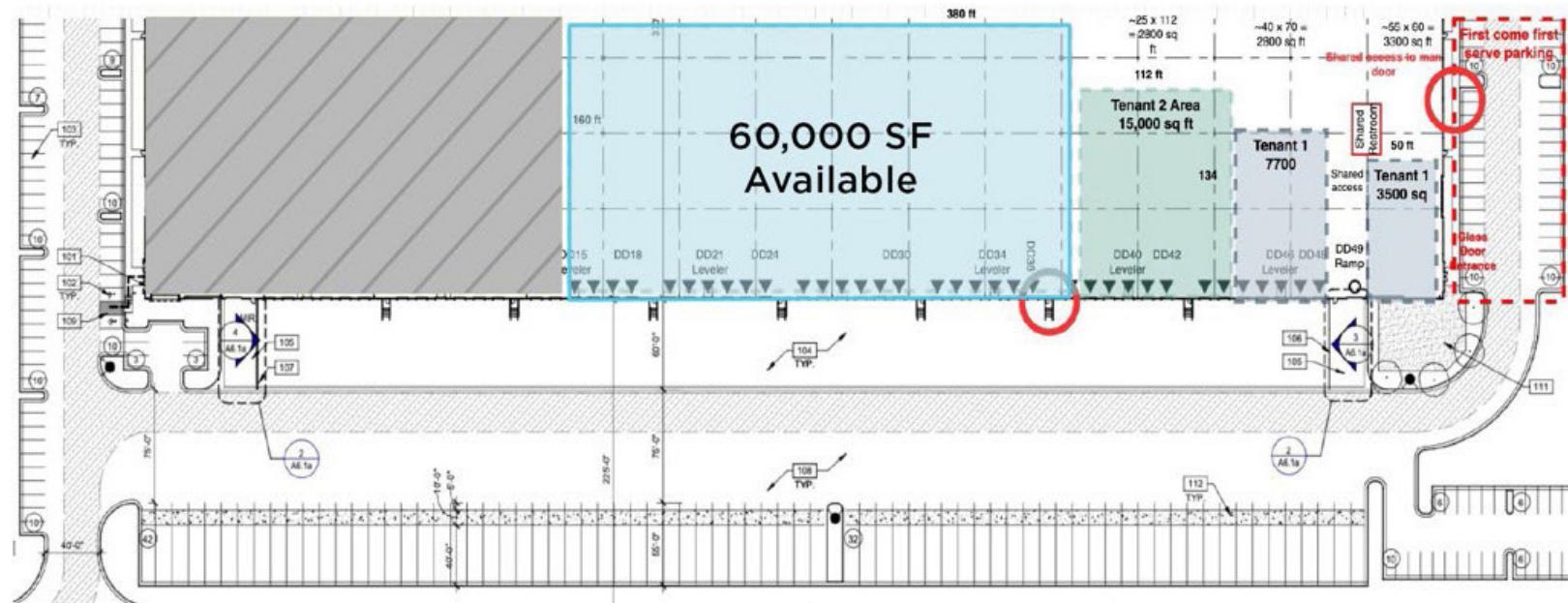
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|----------------------------|--|
| Building | 76 Commerce Center |
| Address | 22600 E I-76 Frontage Road Building 4 Brighton, CO 80603 |
| Available | Immediately |
| Asking Rate | \$10.50 FSG |
| Size | 60,000 SF (divisible) |
| Available Through | Month-to-Month / April 1, 2026 |
| | <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 |
| Additional Features | |

HIGHLIGHTS

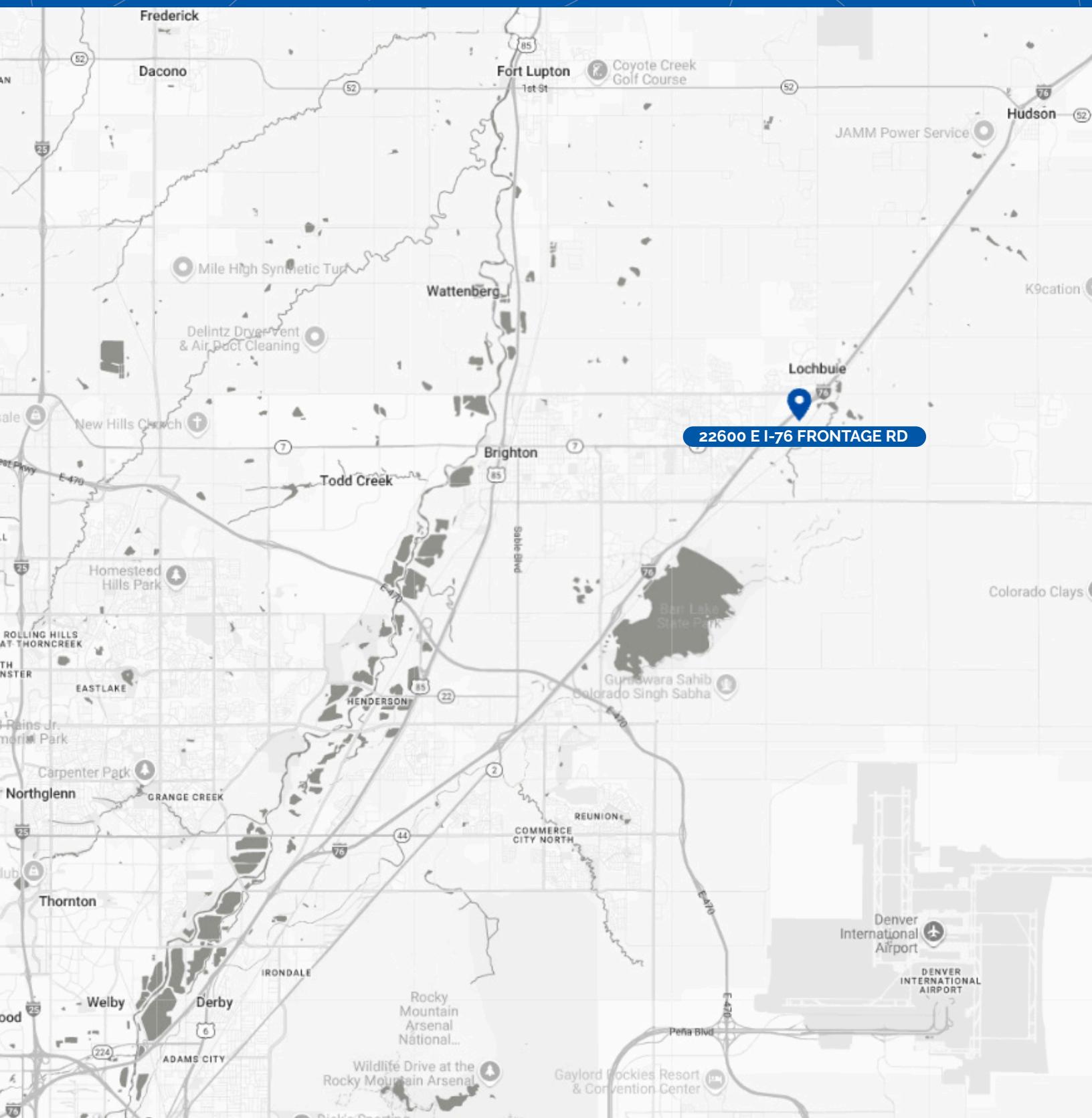
- Easy access to I-76 and E470
- 20 Minutes to Denver International Airport
- 30 Minutes to Downtown Denver
- Secured Access
- Dock Doors: 20+ (9'x10')
- Drive In Doors: 1 Shared (12'x14')
- Clear Height: 36'
- Sprinklers: ESFR
- Column Spacing: 50'x52' Typical
- Parking: Dedicated Subtenant Parking



FLOOR PLAN



MAP



FOR LEASE INFORMATION:

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