

22600 E I-76
BRIGHTON, CO 80603

**IMMEDIATE
ACCESS TO I-76**

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



Space Available:
70,000 - 198,000 SF

Sublease Base Rate:
Contact Broker for Pricing

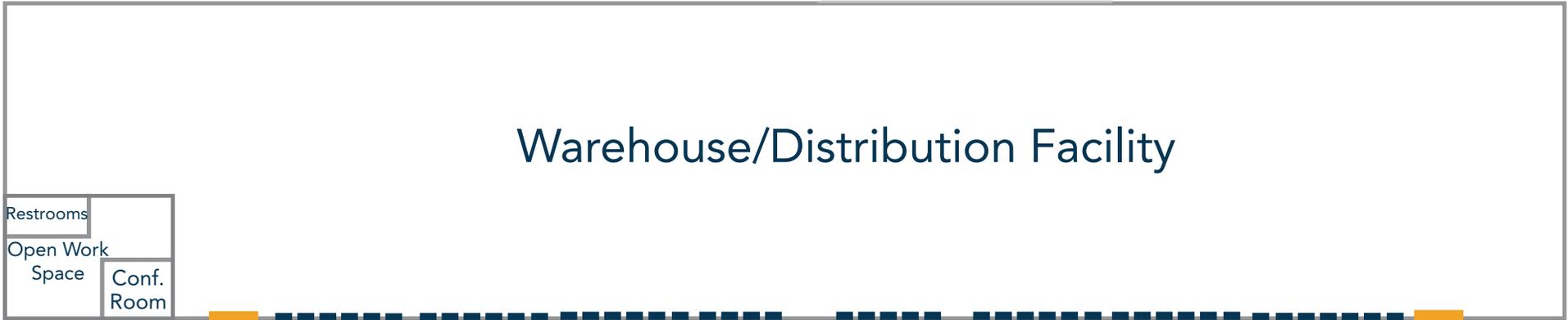
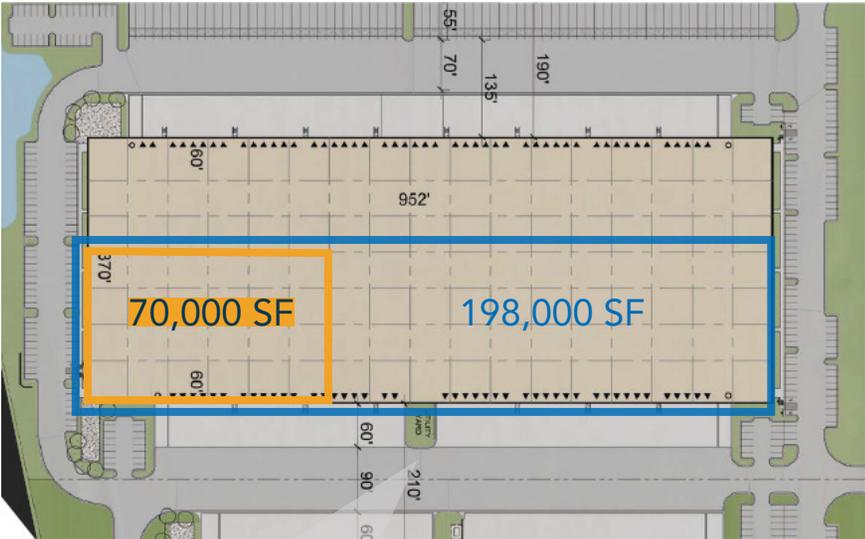
CLASS A INDUSTRIAL/DISTRIBUTION FACILITY FOR SUBLEASE — EASY I-76 ACCESS

- Exceptional sublease opportunity offering a spacious and versatile industrial/distribution facility with prime freeway access and modern amenities
- Total: (44) 9'x10' dock high doors and (2) 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	70,000 - 198,000
Loading	44 dock high doors 10 with levelers 2 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	Contact Broker for Pricing

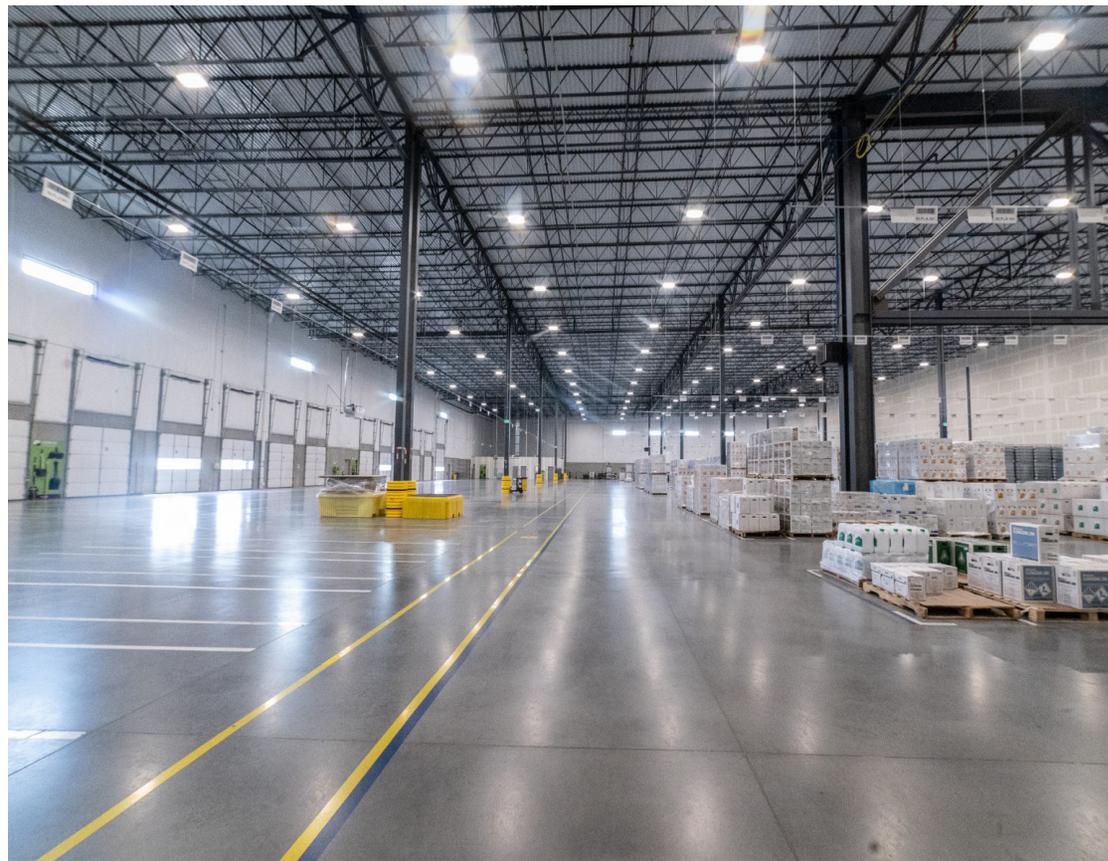
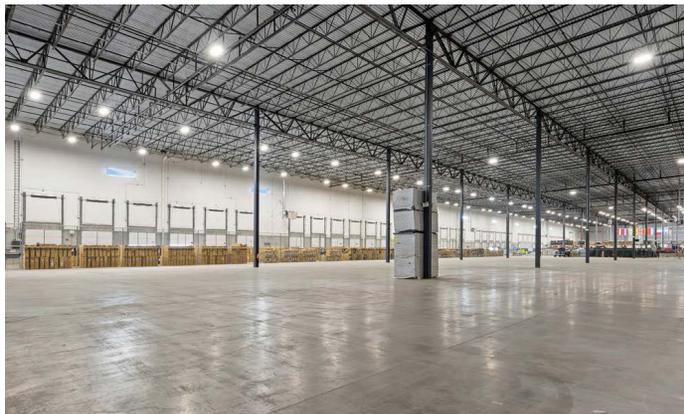


- Dock High Door
- With Leveler
- Drive In Door

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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The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.