

DISTRIBUTION CENTER FOR LEASE

18875 East Bromley Lane

Brighton, Colorado 80601



Downtown Denver

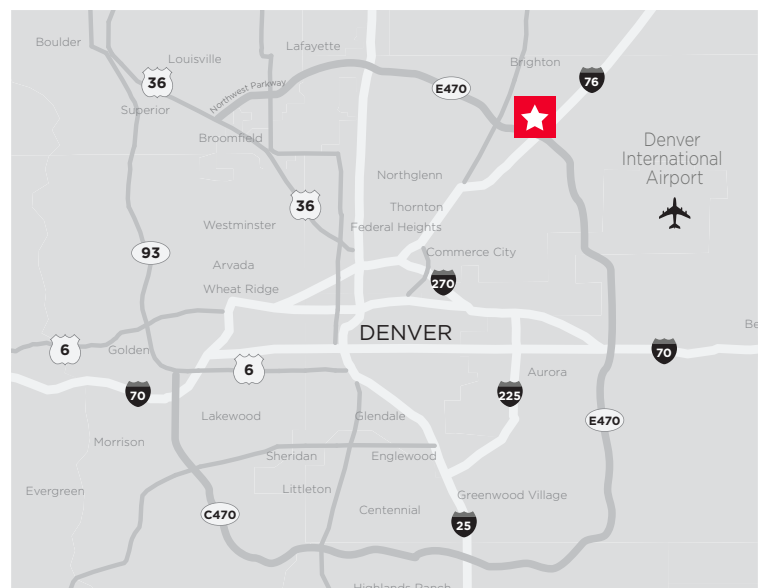
STRONG REGIONAL
DISTRIBUTION LOCATION

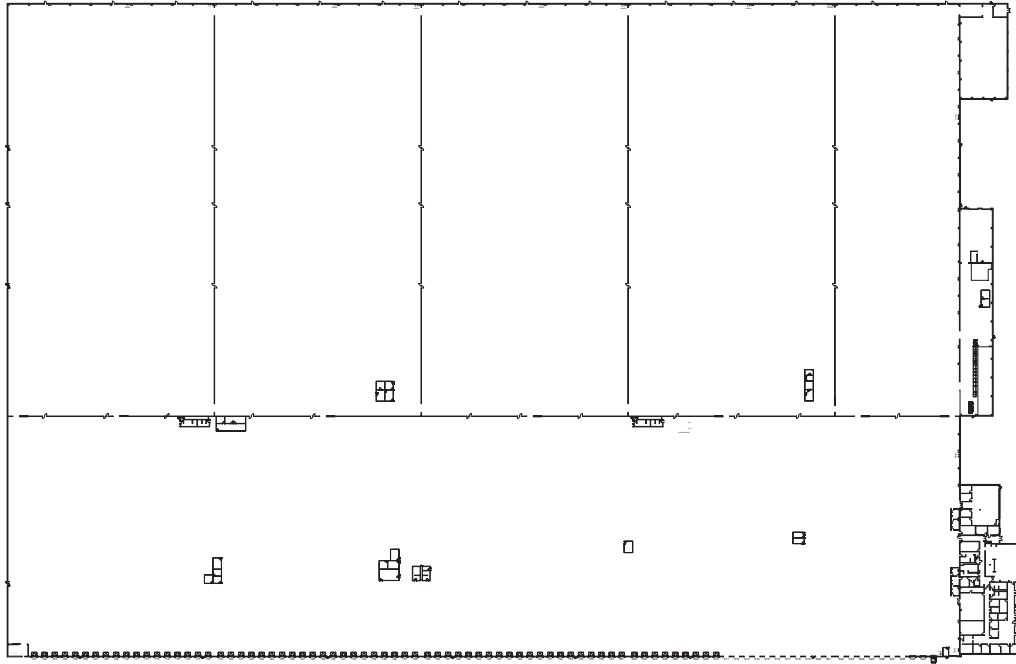


Colorado Sky Shots
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303-571-5704

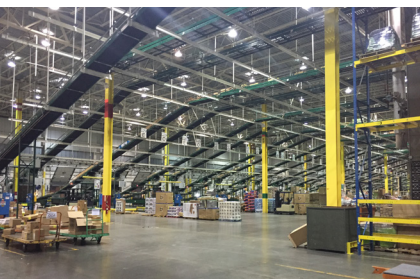
Property Features

- Total SF** ±1,305,700 SF (Divisible)
- Site Size** ±104 Acres
- Office SF** ±20,000 SF
- Ceiling Height** ±36'
- Year Built** 1994
- Loading** 88 Fully equipped dock-high doors
3 Oversized grade level doors (16')
- Sprinklered** ESFR sprinkler system
- Zoning** PUD
- Power** 5 Interior substations
(to be verified by an electrician)
- Trailer Parking** Sizeable secured concrete truck court
±18 acre trailer parking
3.5 acre lot for car parks
- Column Spacing** 50' x 50'



Current Layout**Additional Features**

- Can be demised for various size functionality
- Additional land can be made available
- Excellent regional distribution location
- High security perimeter fencing and guard station
- Excellent access to I-76 and E-470 via Bromley Lane
- Close proximity to Denver International Airport
- 30 Minutes to downtown Denver
- Low property taxes
- Largest industrial building in Colorado
- Large maintenance bay with charging stations
- Hazmat storage area
- Economic incentives
- Strong labor pool
- Cafeteria (renovated in 2013)
- Data processing room
- Large training and conference rooms
- Trailer parking and car parking stalls



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