

AVAILABLE FOR SALE OR LEASE

MANUFACTURING AND DISTRIBUTION BUILDING WITH HEAVY POWER AND FLEXIBLE DIVISIBILITY
50,000 SF - 835,322 SF AVAILABLE

NEW ZONING

PERMITS LIGHT, GENERAL AND CLEAN-TECH MANUFACTURING AS WELL AS OUTDOOR STORAGE

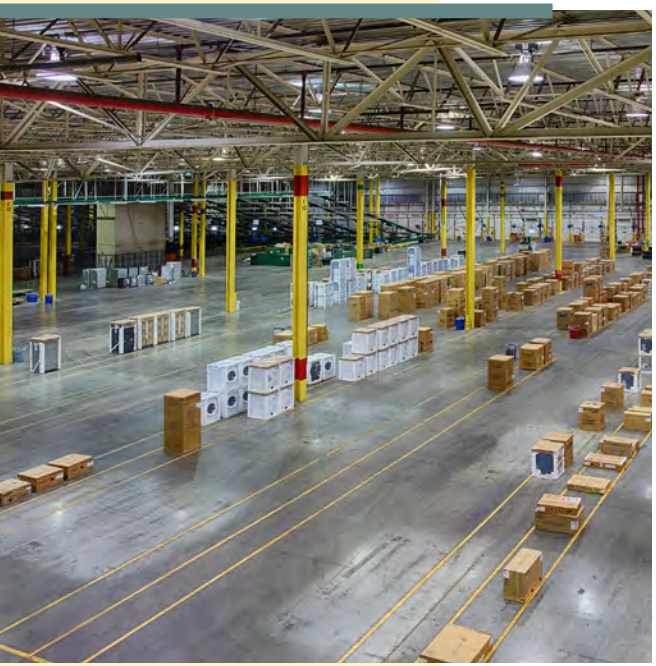
18875 EAST BROMLEY LANE
BRIGHTON, CO 80601

CUSHMAN & WAKEFIELD

MILE HIGH

MANUFACTURING LOGISTICS CENTER





FLEXIBLE
DIVISIBILITY

246 TRAILERS
STALLS AVAILABLE

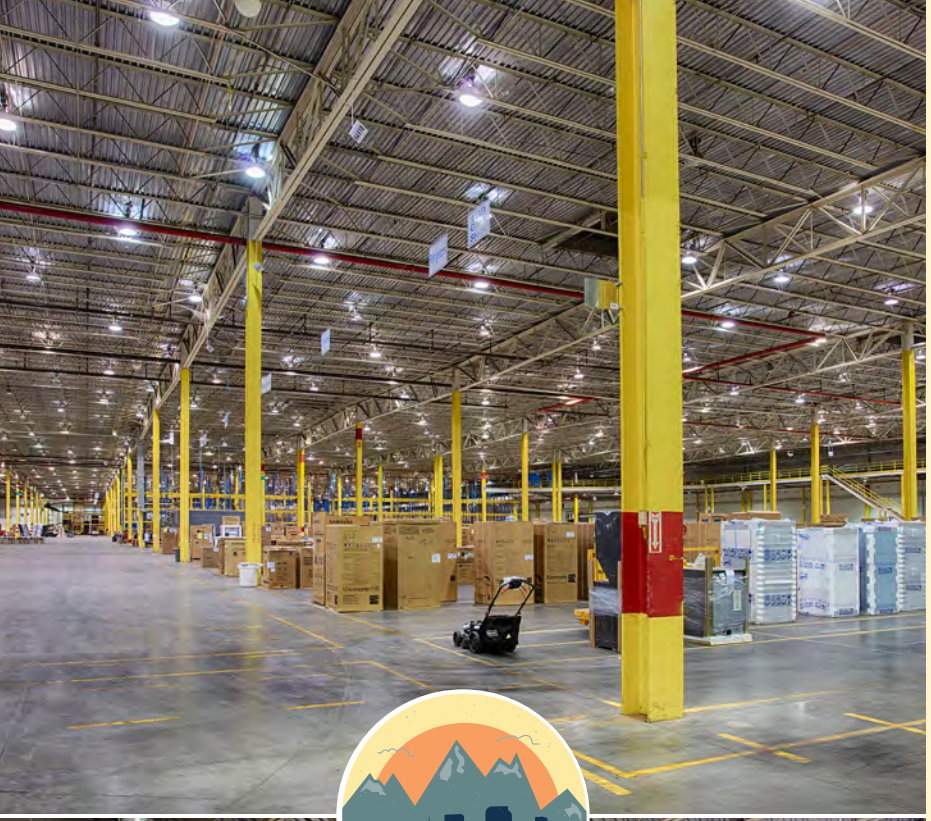
16 ACRES
FOR TRAILER PARKING OR OUTDOOR STORAGE

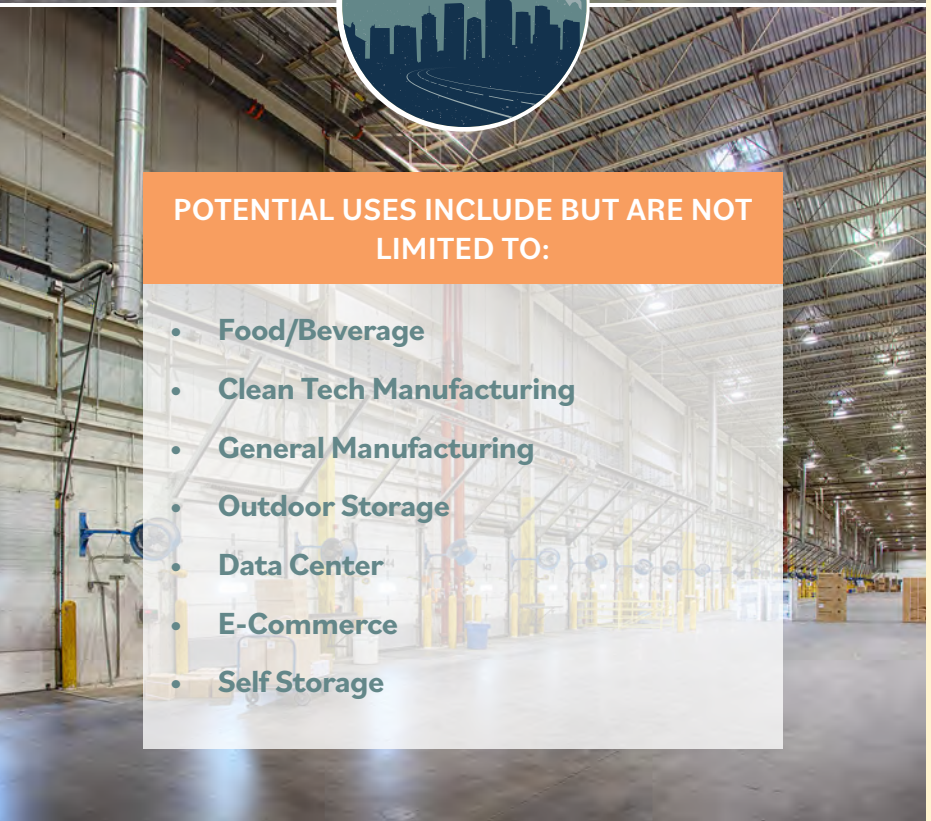
10MW ONSITE
EXPANDABLE UPON REQUEST

IDEAL MANUFACTURING/ WAREHOUSE
DISTRIBUTION FACILITY

LOWEST OPERATING
EXPENSES IN DENVER MSA

32’ CLEAR
HEIGHT





POTENTIAL USES INCLUDE BUT ARE NOT LIMITED TO:

- Food/Beverage
- Clean Tech Manufacturing
- General Manufacturing
- Outdoor Storage
- Data Center
- E-Commerce
- Self Storage

MILE HIGH

MANUFACTURING LOGISTICS CENTER

ADDRESS

18875 E. Bromley Lane, Brighton, CO 80601

YEAR BUILT

1994

TOTAL AVAILABLE SF

835,322 SF Divisible

OFFICE

±20,000 SF

SITE SIZE

103.3 Acres

CLEAR HEIGHT

32’

COLUMN SPACING

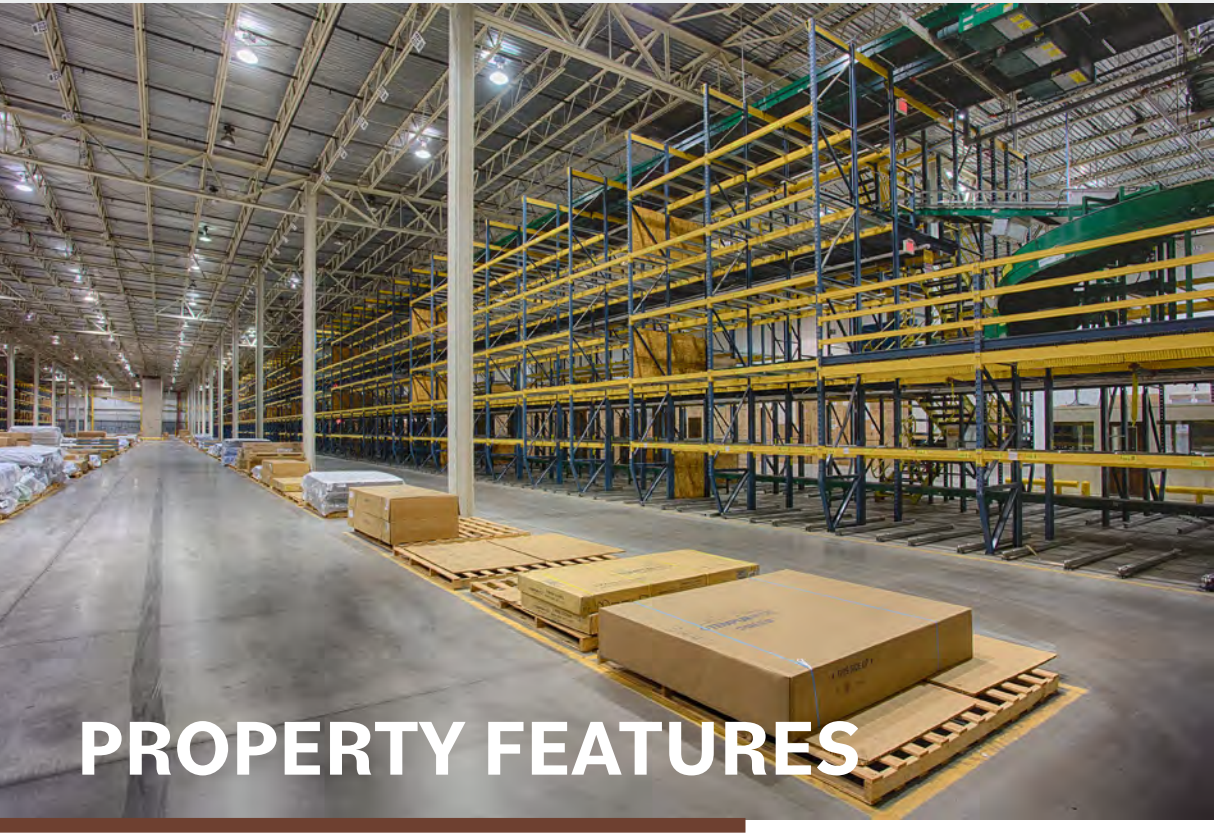
48’ x 58’

LOADING

20 Dock High Doors

Fully equipped with automatic levelers, dock locks, and dock lights

Building Size	1,278,455 SF
Power	15MW onsite (expandable upon request)
Sprinkler System	ESFR (22 acre feet allowance)
Slab Thickness	8 inches
Power Provider	United Power Cooperative
Trailer Parking/ Outside Storage	Up to 246 Trailer Stalls
Water	City of Brighton
Sewer	City of Brighton
2026 OPEX	$2.90
Zoning	PD (Warehouse/Distribution, Light, General and Technology Manufacturing)



PROPERTY FEATURES

- Can be demised for various size functionality
- Lowest property taxes in the metro area
- All loading docks equipped with automatic levelers, dock locks, and dock lights.
- Efficient operable louvre air system maintaining ambient warehouse temperatures below 75 degrees.
- 300-kilowatt emergency electrical generator with 250 gallon diesel tank demised for various size functionality
- 22 Acre Feet of Water with Ability to Increase
- Economic incentives available
- Strong labor pool

30 MINS TO
DENVER DOWNTOWN

GREAT ACCESS TO
I-76 AND E-470 VIA BROMLEY LN.

CLOSE PROXIMITY TO
DENVER INT. AIRPORT

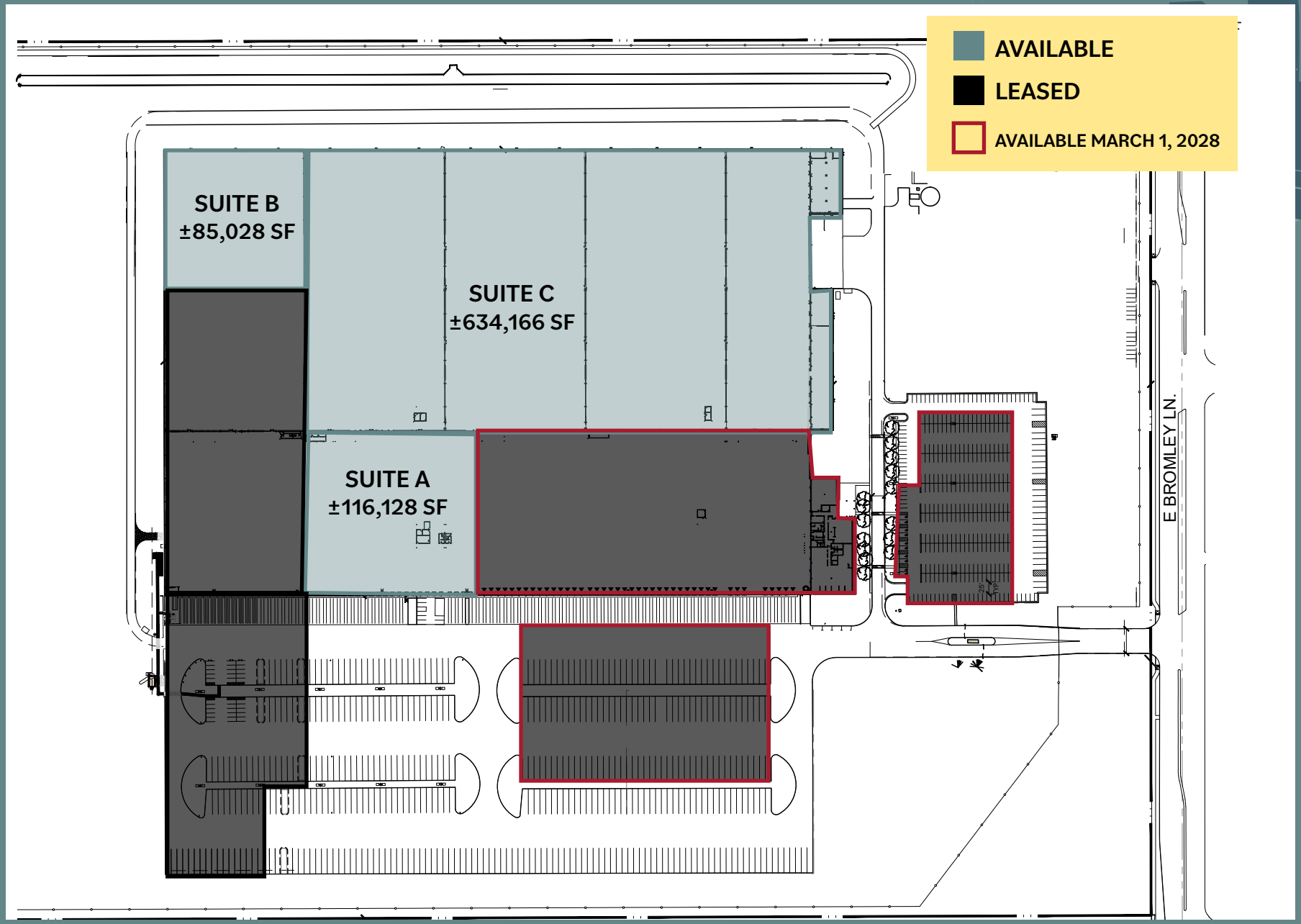
EXCELLENT LOCAL AND/OR
NATIONAL DISTRIBUTION LOCATION



BUILDING FLOOR PLAN

FLEXIBLE DIVISIBILITY

7 ACRES AVAILABLE FOR TRAILER/AUTO PARKING



SITE PLAN



SIGNIFICANT TRAILER AND CAR PARKING STALLS **WITH ABILITY TO ADD MORE!**

PERIMETER SECURITY FENCING/ LIGHTING **AND GUARD STATION**

RADIANT HEAT **ALONG THE SHIPPING/ RECEIVING AREA**

ROOF REPLACEMENT COMPLETED IN 2020.
(20-YEAR WARRANTY WITH ZERO COST PREVENTATIVE MAINTENANCE AGREEMENT IN PLACE THROUGH 2030.)

PROXIMITY TO CORPORATE NEIGHBORS AND RETAIL AMENITIES





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