



# AVAILABLE FOR SALE OR LEASE

STRONG LOCAL AND REGIONAL DISTRIBUTION  
LOCATION WITH FLEXIBLE DIVISIBILITY  
100,000 SF - 1.3M SF AVAILABLE

18875 EAST BROMLEY LANE  
BRIGHTON, CO 80601





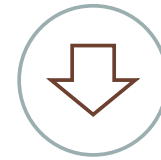
# MILE HIGH LOGISTICS CENTER



**FLEXIBLE  
DIVISIBILITY**



**456 TRAILERS  
STALLS AVAILABLE**



**LOWEST  
OPERATING  
EXPENSES IN  
DENVER MSA**



**SIGNIFICANT  
POWER**





# MILE HIGH LOGISTICS CENTER

## ADDRESS

**18875 E. Bromley Lane, Brighton, CO 80601**

## YEAR BUILT

**1994**

## TOTAL SF

**1,305,700 SF** Divisible

## OFFICE

**±20,000 SF**

## SITE SIZE

**104 Acres**

## CLEAR HEIGHT

**32'**

## COLUMN SPACING

**48' x 58'**

## LOADING

**88 Dock High Doors**

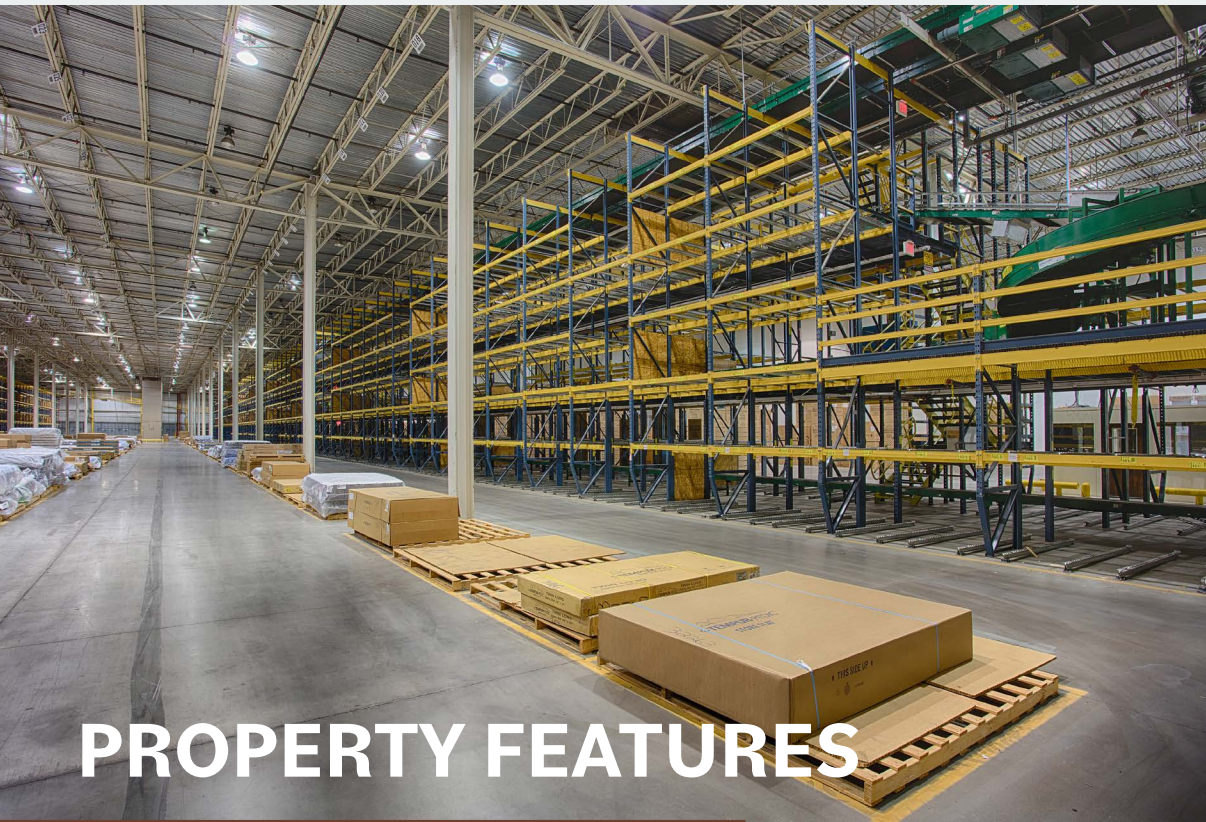
Fully equipped with automatic levelers, dock locks, and dock lights

**6 Drive In Doors**

14' x 16'

Power	Five (5) Individual 2,500 KVA substations - each providing 3,000 amps / 480 volt / 3 Phase
Sprinkler System	ESFR
2020/2021 Taxes	\$0.98/SF
Power Provider	United Power Cooperative
Trailer Parking	456 Trailer Stalls on ±18 acres (additional stalls available)
Car Parking	366 stalls (additional stalls available)
Potable Water	City of Brighton
Sanitary Sewer	City of Brighton





# PROPERTY FEATURES

- Can be demised for various size functionality
- Low property taxes
- Large maintenance bay with charging stations
- Economic incentives available
- Strong labor pool
- Cafeteria (renovated in 2013)
- Data processing room
- Large training and conference rooms
- 300-kilowatt emergency electrical generator with 250 gallon diesel tank demised for various size functionality



30 MINS TO  
**DENVER  
DOWNTOWN**



GREAT ACCESS TO  
**1-76 AND E-470 VIA  
BROMLEY LN.**



CLOSE PROXIMITY TO  
**DENVER INT. AIRPORT**

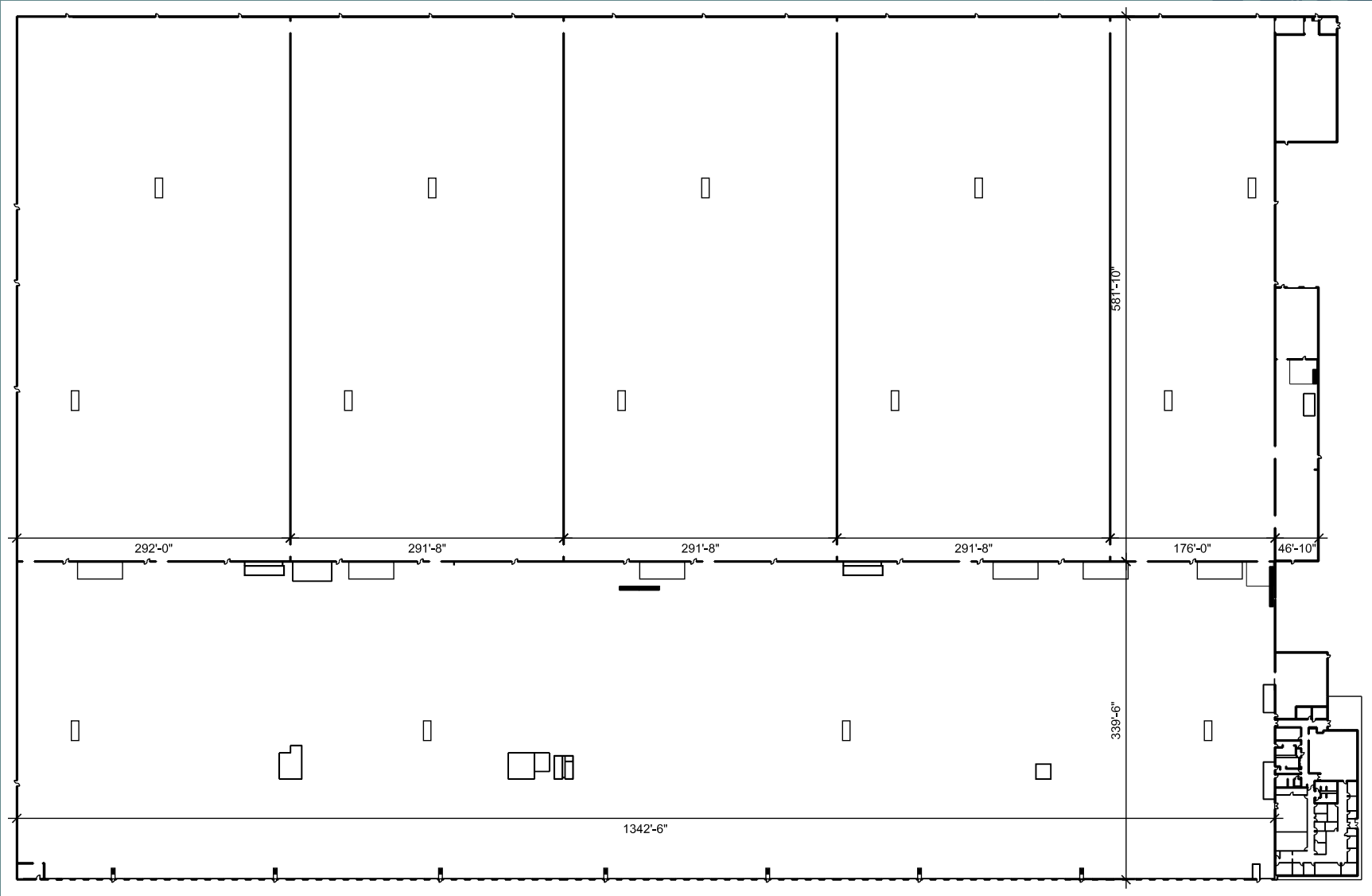


EXCELLENT LOCAL  
AND/OR  
**REGIONAL  
DISTRIBUTION  
LOCATION**



# BUILDING FLOOR PLAN

## FLEXIBLE DIVISIBILITY





# SITE PLAN



Additional Trailer/Car  
Parking and/or  
Building Expansion

Potential for Additional  
Loading Doors

Trailer Parking Stalls (456 stalls)  
Additional Stalls Available

Guardhouse

**BROMLEY LANE**



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



SECURITY  
PERIMETER FENCING  
**AND GUARD STATION**



RADIANT HEAT ALONG THE  
SHIPPING/RECEIVING AREA  
**4-TON BRIDGE CRANE IN  
MAINTANCE AREA**



HAZMAT  
**STORAGE AREA**





# PROXIMITY TO CORPORATE NEIGHBORS AND RETAIL AMENITIES







**DREW MCMANUS, SIOR**

Executive Managing Director  
+1 303 813 6427  
drew.mcmanus@cushwake.com

**MATT TRONE, SIOR**

Executive Director  
+1 303 813 6426  
matt.trone@cushwake.com

**BRYAN FRY**

Director  
+1 303 312 4221  
bryan.fry@cushwake.com

**RYAN SEARLE**

Director  
+1 303 813 6499  
ryan.searle@cushwake.com