

FOR LEASE
79,735 SF



76 FREEZE

189 BROMLEY BUSINESS PARKWAY, BRIGHTON, COLORADO

A TURN-KEY COLD STORAGE SOLUTION

- State-of-the-art cold storage facility designed to maximize efficiency and lower costs
- Excellent logistics location with direct access to I-76 with and proximity to E-470
- Strategically located to service the entire Front Range of Colorado and the Rocky Mountain region
- Building designed with flexibility to accommodate a variety of cold storage users
- 40' clear height to maximize the number of pallet positions that renders the need to lease less square footage



76 FREEZE | 189 Bromley Business Parkway, Brighton, Colorado

PROPERTY FEATURES

State-of-the-art multi-temperature facility strategically located to service the Front Range of Colorado and Rocky Mountain region

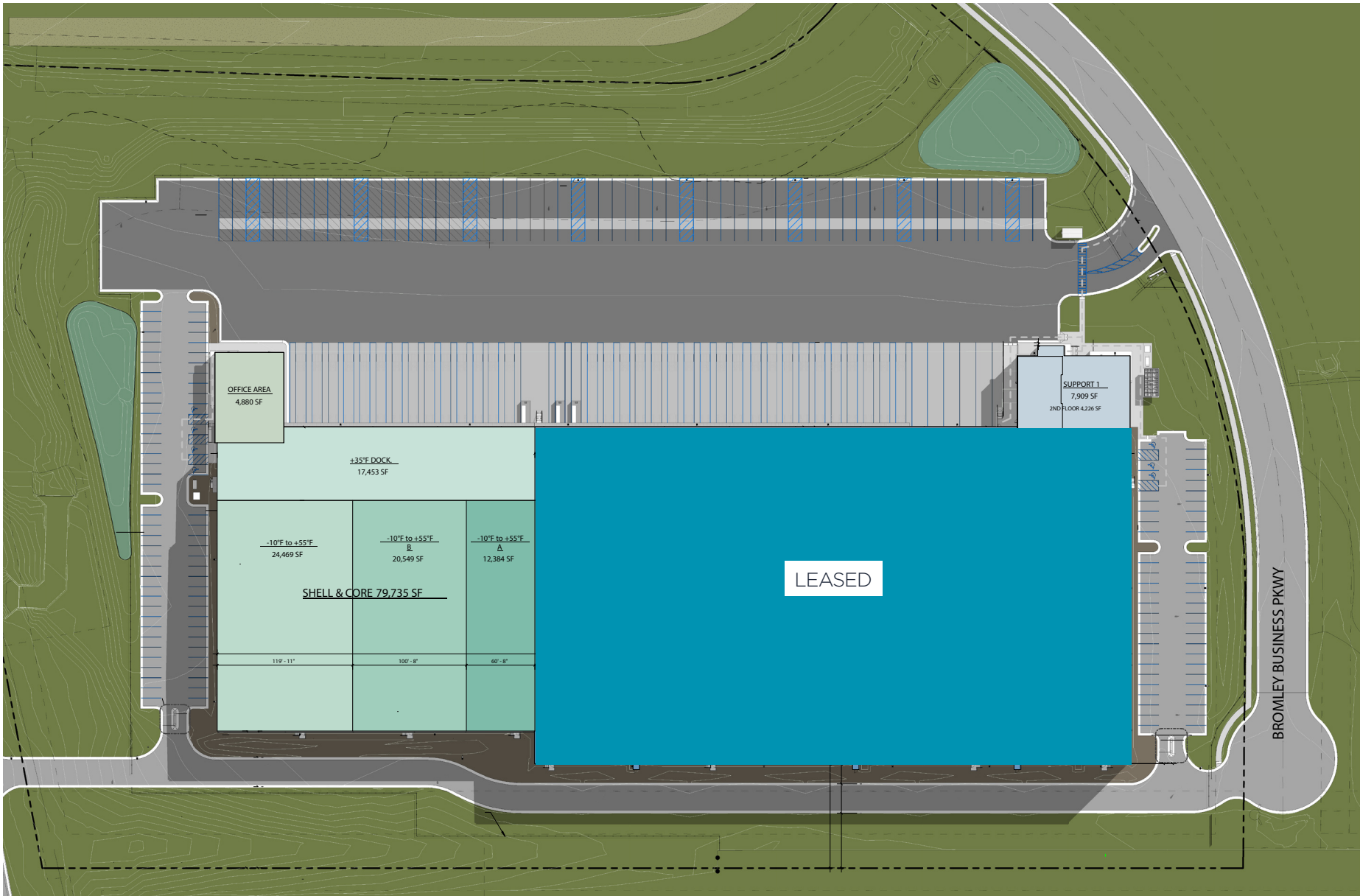


Building Size:	243,854 SF
Space Available:	±79,735 SF
Office Area:	±4,800 SF (expandable)
Clear Height:	40'
Loading:	14 Dock high doors
Car Parking:	75 Spaces (3 ADA)
Trailer Parking:	17 Stalls
Delivery Date:	October 2021
Pallet Positions:	Up to 10,000
Leaseable Cubic Feet :	2.84M
Delivery Date:	November 2021

IMP Construction:	6" Insulated metal panel
Floor:	Glycol system throughout warehouse area
Sprinkler System:	ESFR dry TYCO Quell system
Lease Rate:	To be determined based on upfit requirements of tenant

Property Highlights

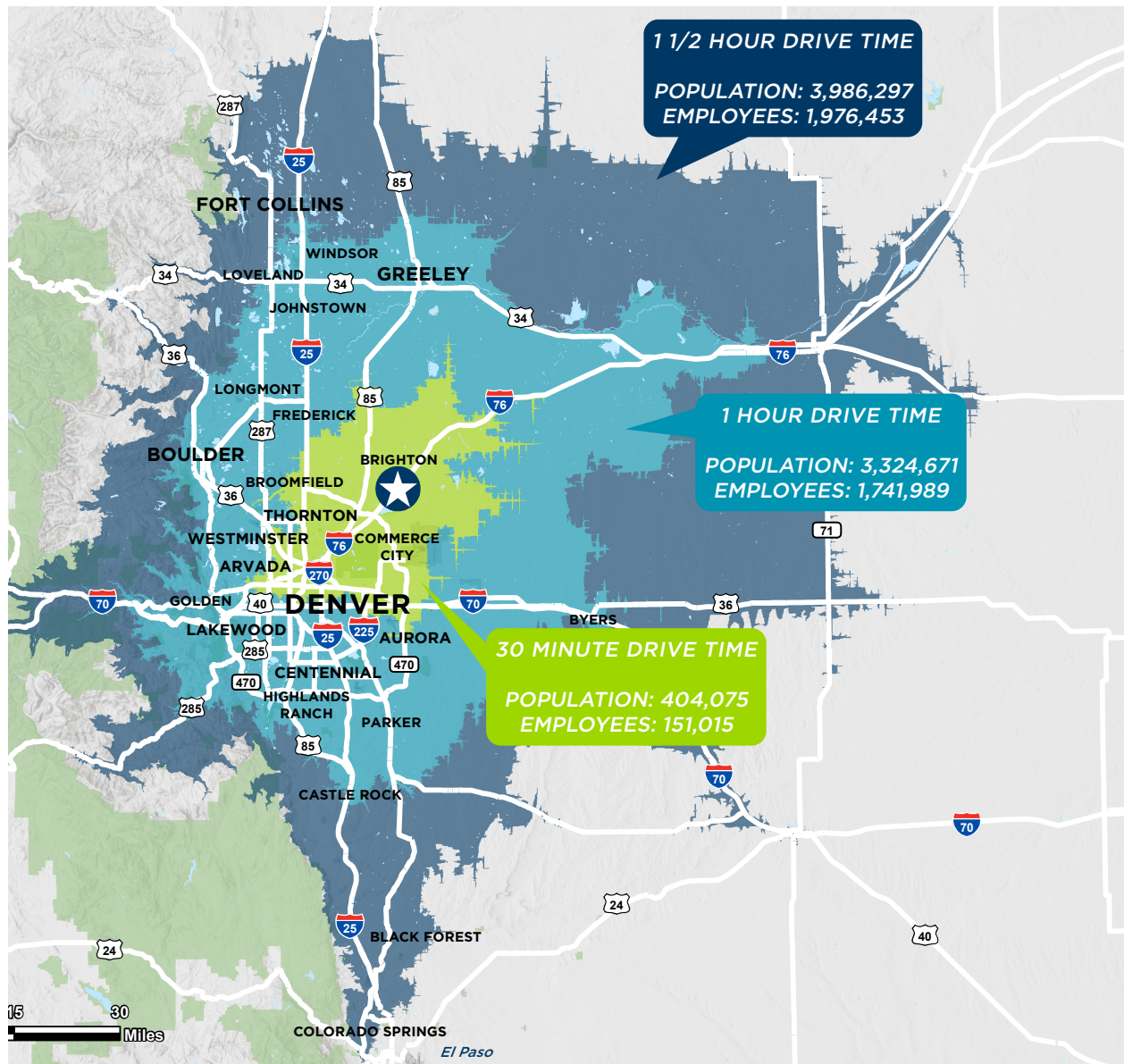
- Convertible freezer (-10° F to +55° F)
- 65' Cold dock (-35° F)
- Insulated metal panel construction
- Concrete truck courts
- 1 Trash door
- Full dock door package: pit, levelers, mechanical doors, 360° dock seals




SITE PLAN


79,735 SF

FRONT RANGE CORRIDOR




76 FREEZE is located in one of Denver's premier locations for cold storage distribution with efficient access to the interstate system to service the Front Range of Colorado and the Rocky Mountain region.


19 MILES TO
**DENVER
INTERNATIONAL
AIRPORT**


24 MILES TO
**DOWNTOWN
DENVER**



95 MILES TO
**COLORADO
SPRINGS**


59 MILES TO
FORT COLLINS

The front range corridor has an estimated population of over 5 million people with a growth rate 15% growth rate since the 2010 census.


**5,000,000
POPULATION**
Front Range Corridor


**\$59,448
AVG. INCOME**
Front Range


37.4%
**BACHELORS DEGREE
OR HIGHER**
Front Range


36 YEARS
MEDIAN AGE
Front Range

AREA AMENITIES



Karis Cold Storage is a private-equity-backed real estate company. They focus exclusively on serving the real estate needs of the cold storage industry nationwide. They don't operate cold storage facilities; we build, own, and lease them.

They are an opportunistic fund willing to embrace a variety of development and investment approaches. They bring decades of experience in real estate development, logistics & supply chain management, construction proficiency, and refrigeration equipment installation & maintenance.

CONTACT INFORMATION

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